



CITY COUNCIL STAFF REPORT

MEETING DATE: *January 14, 2004*

Agenda Item # 1

Prepared By:

**Council Services &
Records Manager/
City Clerk**

Submitted By:

City Manager

APPOINTMENT/INTERVIEWS TO THE ARCHITECTURAL AND SITE REVIEW BOARD (ARB) AND CONSIDERATION TO AMEND THE MUNICIPAL CODE REGARDING TERMS OF BOARDS AND COMMISSION

RECOMMENDED ACTION:

1. a. Approve the Mayor's appointment of incumbent Board Members Jim Fruit; Jerry Pyle and Rod Martin to serve terms expiring March 1, 2005; or
b. Interview incumbents along with the other ARB applicants;
2. Conduct interviews to fill 1 vacancy (or 4 vacancies), term ending March 1, 2004
3. Direct staff to return with a draft ordinance amending the terms of office

EXECUTIVE SUMMARY:

ARB Members Jim Fruit, Rod Martin and Jerry Pyle's appointment terms expired on March 1, 2003. They were all invited to submit an application for reappointment consideration. Only Board Member Martin submitted an application at the time. Staff did not receive enough applicants or eligible citizens to be considered for appointment to the ARB. Staff solicited the assistance of the Council to assist with recruitment efforts. Due to the lack of applicants, the City Council extended the terms of the three incumbents until such time that appointments were made to fill the vacancies.

Mayor Kennedy is recommending that the Council reappoint the three incumbents to serve terms expiring March 1, 2005. The incumbents' applications are attached for Council consideration. Should the Council agree to these appointments, this would result in the need to fill one unfilled vacancy. Staff will note that this unfilled vacancy has a term expiring March 1, 2004. Board Member Yarmila Kennett's term is also due to expire March 1, 2004. Mayor Kennedy is recommending that the Council interview the two other applicants who have submitted applications for appointment consideration: Lori Cain and James Carrillo. Ms. Cain's and Mr. Carrillo's applications are attached for Council consideration. Staff recommends that the appointment for the unfilled vacancy be for a period to expire March 1, 2004. Staff will again solicit applicants to fill the terms to expire March 1, 2004. Board Member Kennett, Ms. Cain, and Mr. Carrillo will be encouraged to submit an application for appointment.

The City's Municipal Code stipulates that appointments to the ARB are for two year terms (staggered). Staff spoke with Mayor Kennedy regarding the difficulty of recruiting for this particular board and inquired whether he and the Council would consider amending the Municipal Code for the various Boards and Commissions from two to four year terms. With his concurrence, staff has scheduled the discussion of Municipal Code terms of appointment for Council discussion and direction. Staff will note that with the exception of the Planning Commission (four year term), all others boards and commissions have two year appointments (e.g., ARB, Library Commission, Mobile Home Rent Commission and Parks & Recreation Commission). The Bicycle & Trails Advisory, Senior Advisory, and Youth Advisory Committees are subcommittees appointed by the Parks & Recreation Commission and serve two-year terms. Staff requests Council direction regarding amending the Municipal Code to change the terms of appointment from two to four years.

FISCAL IMPACT: No budget adjustment is required.



**JOINT REDEVELOPMENT AGENCY/
CITY COUNCIL**

MEETING DATE: January 14, 2004

**WORKSHOP ON REQUEST FOR PROPOSALS FOR THE
POLICE FACILITY**

RECOMMENDED ACTION(S): Receive presentations from the two proposers who submitted responses to the Request For Proposals (RFP) for the Police Facility.

EXECUTIVE SUMMARY:

On April 23, 2003, the City Council/Agency Board (Agency) directed staff to issue an SOI to gauge the extent of interest in the redevelopment and re-use of the existing police station at 17605 Monterey Road. We received three responses to the SOI: a) El Toro Brewing Company, b) Page Holdings, LLC, and c) Forst/Pappas.

In July 2003, the Agency authorized staff to issue an RFP to the three interested parties. The deadline for the RFP was originally scheduled for September, but was extended to October to provide the parties additional time to prepare their responses. The main need for the extension was to allow the parties more time to digest the technical information provided to them during the RFP period (e.g., environmental reports, building systems reports).

We received two proposals by the October deadline: 1) El Toro Brewing Company for a restaurant and brewpub and 2) Page Holdings, LLC for a restaurant and pub. Forst/Pappas declined to submit a proposal. The Council's Economic Development (ED) Subcommittee and city staff have reviewed the proposals and interviewed both team of proposers twice. The first interview was to hear their presentations and the second time was a follow-up interview to discuss supplemental questions regarding the proposals.

The ED subcommittee is prepared to recommend a proposal to the Agency at its January 21, 2004 meeting. However, the ED subcommittee believes that having a workshop prior to the January 21st meeting would allow the Agency to receive background information vital to its discussion on January 21st. This background would include hearing a presentation from the two proposers. The ED subcommittee recommends each proposer receive about 20 minutes to make its presentation including time for questions and answers. The ED subcommittee recommends that the Agency not discuss the merits of any proposal at the workshop, but defer discussion to the January 21st meeting.

As background for the workshop, attached are the following materials:

- Initial proposals to the RFP (less confidential information)
- Copy of the RFP
- Copy of the request/questions from the ED subcommittee for supplemental information
- Supplemental information from proposers submitted in response to our request

FISCAL IMPACT: None at this time.

Agenda Item # 2

Approved By: _____

BAHS Director

Submitted By: _____

Executive Director



CITY COUNCIL STAFF REPORT

MEETING DATE: JANUARY 14, 2004

MEASURE B – A BALLOT MEASURE TO CONTINUE SUPPORT FOR SANTA CLARA COUNTY LIBRARIES

RECOMMENDED ACTION(S): To support a resolution for the Measure B ballot for operational library support.

Agenda Item # 3

Prepared By:

**Manager, Recreation &
Community Services**

Submitted By:

City Manager

EXECUTIVE SUMMARY:

The Santa Clara County Library District provides Library services for the city of Morgan Hill, eight other cities and the unincorporated areas of Santa Clara County. A Joint Powers Authority (JPA) Board governs the District and Morgan Hill is represented on the Board by Council member Tate.

The District is funded from a variety of revenue sources including a parcel tax that will expire in July 2005. Since the parcel tax is a significant source of the District's annual funding –about 21%--the JPA placed on the March 2003 ballot a measure that will extend the life, and slightly increase the amount, of the current parcel tax. Attached is a resolution endorsing the proposed ballot measures.

FISCAL IMPACT: No impact on the city's general fund but if the measure does not pass there will be significant impacts to the operational structure of the library system.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN
HILL IN SUPPORT OF MEASURE B – A BALLOT MEASURE TO
CONTINUE SUPPORT FOR SANTA CLARA COUNTY LIBRARIES**

WHEREAS, lifelong learning and literacy are an important component of a healthy community, and libraries play an important role in their delivery; and

WHEREAS, voters overwhelmingly approved the 1994 ballot measure to restore hours, book and services at local libraries; and

WHEREAS, this measure put in place a 10-year funding mechanism that has provided approximately 21% of the overall library budget, or \$5.3 million annually, to libraries in Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Milpitas, Morgan Hill, Monte Sereno, Saratoga, and the unincorporated areas of Santa Clara County; and

WHEREAS, Santa Clara County libraries face an uncertain future, with demand for service increasing, at a time when cities and counties are facing past and future budget cuts, and the funding provided for libraries by Measure A expires in June, 2005; and

WHEREAS, the expiration of funding through Measure A will mean a loss of \$5.3 million annually to local libraries, necessitating cuts to library services of 21%; and

WHEREAS, reducing library funding by 21% will mean closing libraries an additional one or two days a week; reducing books and materials budgets by nearly \$700,000; and reducing or eliminating story hours for children, research services for students and businesses, and adult literacy efforts; and

WHEREAS, Measure B will appear on the March 2, 21004 ballot in Santa Clara County that will ask voters to continue funding our community library system by continuing the current assessment benefiting libraries with a slight increase; and

WHEREAS, these funds can only be used for library services. All money raised within a city will be returned to that city to fund its community library, and the funding automatically expires after 7 years; and

WHEREAS, this measure will appear on the March 2, 2004 ballot as Measure B, and, if approved by Santa Clara County voters, will provide funding to prevent serious reductions in hours, books and services at our local libraries.

THEREFORE, BE IT RESOLVED by the City Council of the City of Morgan Hill that it expresses its support of Measure B on the March 2, 2004 ballot, encourages voters in the City of Morgan Hill to vote in favor of this measure and directs the City Clerk to forward a copy of this Resolution at the earliest possible date after its adoption to the Measure B campaign headquarters.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Special Meeting held on the 14th Day of January, 2004, by the following vote.

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

☞ CERTIFICATION ☞

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Resolution No. , adopted by the City Council at a Special Meeting held on January 14, 2004.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: _____

IRMA TORREZ, City Clerk



CITY COUNCIL STAFF REPORT

MEETING DATE: JANUARY 14, 2004

RESOLUTION FOR CYCLE III PROPOSITION 14 LIBRARY BOND ACT GRANT APPLICATION

RECOMMENDED ACTION(S): Adopt resolution authorizing City staff to submit grant application to the State of California Office of Library Construction on or before January 16, 2004.

EXECUTIVE SUMMARY:

In March 2000, California voters approved Proposition 14, a statewide bond measure to sell \$350 million of state general obligation bonds for the purpose of public library construction and renovation. The bond measure is often referred to as the Library Bond Act of 2000. City staff, in partnership with staff from the County Library have been working to prepare a grant application for Cycle III funding of the Library Bond Act Grant to be submitted to the State of California Office of Library Construction on or before January 16, 2004. The City has submitted applications during Cycles I and II of the Library Bond Act Grant, which did not receive grant awards.

The Title 5 Grant Regulations and Education Code section 19995 (a) require a local match of 35% of the total project cost reflected in the Library Project Budget. A resolution by the grant applicant's governing body certifying the following must be submitted as part of the grant application:

1. The local funding commitment;
2. Availability of supplemental funds, if necessary, to complete the project at the level stated in the Project Budget;
3. Accuracy and truthfulness of all information submitted;
4. A commitment that the facility shall be dedicated to public library direct service for a period of 40 years following completion of the project.

Cycle III costs to build the Library are \$21,820,628. The 35% percent local match required by the grant guidelines is \$7,637,220.

FISCAL IMPACT: No fiscal impact at this time. If grant is awarded, costs will begin to be incurred as the design and construction phases proceed.

Agenda Item # 4

Prepared By:

Management Analyst
Approved By:

Manager, Recreation &
Community Services

Submitted By:

City Manager

RESOLUTION NO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL CERTIFYING AN APPLICATION FOR FUNDING UNDER THE STATE OF CALIFORNIA CYCLE III LIBRARY BOND ACT OF 2000 TO CONSTRUCT A NEW LIBRARY IN THE CITY OF MORGAN HILL

WHEREAS, the City of Morgan Hill currently has a 13, 900 square foot library, which was constructed in 1973, and which is currently leased to the Santa Clara County Library Joint Powers Authority; and,

WHEREAS, the population of the City of Morgan Hill has increased significantly since 1973; and,

WHEREAS, the library needs of the residents of Morgan Hill, particularly the juvenile population, have changed since 1973; and,

WHEREAS, the City Council of the City of Morgan Hill wishes to encourage innovative library programs for juveniles and the general population; and,

WHEREAS, the City of Morgan Hill is seeking funding under the California Library Bond Act of 2000 to replace the current library with a newly constructed library to serve the needs of the current and future population; and,

WHEREAS, the Santa Clara County Library Joint Powers Authority will continue to operate the completed facility and provide public library direct service.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Morgan Hill:

1. Certifies the application for a grant under the Library Bond Act of 2000 to construct a library facility in Morgan Hill, and directs staff to file the same.
2. Certifies that the project budget of twenty one million eight hundred and twenty thousand six hundred and twenty eight dollars (\$21,820,628) as stated in the Library Project Budget section of the grant application. Application budget is attached hereto as Exhibit A.
3. Seeks a grant award of fourteen million one hundred and eighty three thousand four hundred and eight dollars (\$14,183,408) and is committed to provide a local match of seven million six hundred and thirty seven thousand two hundred and twenty dollars (\$7,637,220) as listed in the Library Project Budget Section of the grant application.

4. Commits to provide any supplemental funding, if necessary, to complete the project at the level specified in the project budget.
5. Certifies that local matching funds and any supplemental funds, if necessary, will be made available to meet cash flow requirements of the project.
6. Certifies the accuracy and truthfulness of all information submitted in the application form and required supporting documents.
7. Certifies that the facility shall be dedicated to public library direct service use for a period of forty (40) years following the completion of the project, regardless of any operating agreements that may exist with other jurisdictions or parties

PASSED AND ADOPTED by the City Council of Morgan Hill at a Special Meeting held on the 14th of January, 2004 by the following vote.

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

☞ CERTIFICATION ☞

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Resolution No. , adopted by the City Council at a Special Meeting held on January 14, 2004.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: _____

IRMA TORREZ, City Clerk



CITY COUNCIL STAFF REPORT

MEETING DATE: *January 14, 2004*

CONTRACT FOR CONSULTANT SERVICES FOR ENVIRONMENTAL REVIEW OF THE IMPLEMENTATION OF THE DOWNTOWN DESIGN PLAN

RECOMMENDED ACTION(S):

1. Approval of a contract for consultant services to complete the Downtown Plan Environmental Review.
2. Authorize the City Manager to execute a consultant services agreement with David J. Powers & Associates for contract consultant services at a cost not to exceed \$109,000.

EXECUTIVE SUMMARY: In May 2003, the City Council conceptually approved the update of the Downtown Plan. The Downtown Plan is the result of the efforts of a Downtown Task Force appointed by the City Council and the Cannon Design Group. The Downtown Plan will replace a current plan adopted in 1980. The new plan updates the City's vision for the future of the Downtown by recommending a series of land use strategies, design improvements and implementation strategies to guide public and private development within the City's Downtown area.

Prior to the City Council's formal adoption of the Downtown Plan, the plan will need to be evaluated in accordance with the California Environmental Quality Act, CEQA. Any environmental impacts associated with the implementation of the Downtown plan will need to be identified and mitigation measures adopted that will reduce any environmental impacts to a less than significant level. Future City Council actions needed to implement the Downtown plan once adopted will include General Plan text and land use amendments, zoning text and map amendments, and amendment to downtown parking requirements. Each of these actions will need to be evaluated in accordance with CEQA.

The current Fiscal Year Budget includes funding for the environmental review required for the City's Downtown Design Plan. David J. Powers & Assoc. has been selected as the consultant to assist staff with the preparation of the Expanded Initial Study. A copy of their proposal is attached to the standard consultant agreement.

The environmental review for the Downtown Plan was postponed from its original June 2003 start date in anticipation of the opening of Butterfield Blvd. One of the major components of the environmental review is the evaluation of the feasibility of narrowing Monterey Rd. to two lanes or the use of other types of traffic calming techniques within the downtown area. The opening of Butterfield Blvd. through to Tennant Ave. would likely affect the traffic counts in the downtown. Now that the new segment of Butterfield has been open for a month, and the holiday season has past, it is recommended that work begin on the environmental review for the implementation of the Downtown Plan.

The attached Scope of Work provides additional information on the proposed expanded initial study.

FISCAL IMPACT: The City Council approved \$90,000 from the Traffic Impact Fee Fund and \$50,000 from the RDA Fund to cover the cost of consultant services for the Downtown Plan Update.

Agenda Item # 5

Prepared By:

Senior Planner

Approved By:

**Director of Community
Development**

Submitted By:

City Manager

Implementation of the Morgan Hill Downtown Plan Environmental Initial Study Scope of Work

Project Definition: In April 2003, the City Council conceptually approved a Downtown Plan. The Downtown Plan is the result of the efforts of a Downtown Task Force appointed by the City Council and the Cannon Design Group. The Downtown Plan will replace a current plan adopted in 1980. The new plan updates the City's vision for the future of the Downtown by recommending a series of land use strategies, design improvements and implementation strategies to guide public and private development within the City's Downtown area. Prior to the City Council adoption of the Downtown Plan, the plan will need to be evaluated in accordance with the California Environmental Quality Act, CEQA.

The City's Downtown has been defined by the plan as the area north of Dunne Ave., south of Main Ave. west of Butterfield and east of Del Monte Ave. (see map on page 1 of plan). There is a second block which is not within the defined downtown area but has been included in the Downtown plan because of its proximity to the commuter rail station. A copy of the Downtown plan is attached.

Impact Assessment: It is anticipated that an Expanded Initial Study EIS, will need to be prepared in accordance with CEQA. The study shall describe the existing environmental setting and should include text, photographic and topographic and geologic media in sufficient detail to understand the project's local and regional context. The study should include an environmental checklist that will be used to identify potentially significant impacts associated with the implementation of the Downtown Plan. The EIS should also include the following:

1. **Summary** - A Summary of the EIS will be required which includes a brief description of the proposed project. It should summarize the impacts of the project and the proposed mitigation measures.
2. **Project Description** - The description of the project should include the anticipated land uses, zoning, public improvements, and circulation modifications. Appropriate graphics including maps, tables and charts, should be provided to illustrate the project as needed. The EIS should also include a listing of discretionary actions which will rely on the EIS and a statement of the project objectives.
3. **Consistency with Plans and Policies**- The EIS should include a section describing the consistency of the Downtown Plan with the City of Morgan Hill's General Plan and any other relevant land use plans and policies.

4. **Environmental Setting, Impacts and Mitigation-** The EIS should describe the existing environmental conditions within the Downtown and should assess potentially significant impacts resulting from implementation of the Downtown Plan as proposed. The EIS should clearly identify all potential environmental impacts from the implementation of the plan, including an explanation for those issues determined to be less than significant. The EIS should also identify and describe mitigation measures for all significant impacts.

5. **Areas of Analysis-** Attached is an outline of all of the implementation tasks specified in the Downtown Plan. Attached to that outline is a list of implementation priorities and list of specific tasks and associated timing for completion of the work described in the Downtown Plan. However, the outline is not intended to limit the content of the proposal and the consultant may expand and /or modify the outline to suit their presentation. The preparation of an EIS should at a minimum, address the following:
 - General Plan Text and Map Amendments:
 1. Establishment of a development density of 35-40 units per acre to be applied to a 2.46 acre site.
 2. Change in land use/zoning designation on 27.89 acres from non-residential land use to a multi-family medium land use (14-21 du/ac).
 3. Change in land use/zoning from multi-family to public facility on 8.14 ac.
 4. Amend development standards in the Central Commercial Residential CC-zoning district to address medium and high density residential development.
 5. Amend parking ordinance to minimize parking standards for downtown development.

 - Circulation amendments
 1. Study the effect of the various land use and proposed circulation modifications/improvements on the General Plans Circulation Element.
 2. Study the feasibility and impacts associated with the reduction of Monterey Rd. to one lane of travel in each direction. If Monterey Rd. cannot be limited to two lanes of travel, a study of the feasibility and impacts of other traffic calming techniques will also need to be completed.
 3. Depot St.: Study the proposal to maintain one lane of traffic in each direction and its closure to Dunne Ave. at Fifth St.

Document Preparation

The consultant will be responsible for preparation of the administrative draft, and a final document

The report should be written in a clear and concise manner which can be easily understood by the general public. The reports shall be in a format which is easily copied.

Document preparation should rely, for the most part, on existing data resources such as City reference materials, policy documents and other recent environmental. Field reconnaissance and origination of data should be de-emphasized where duplication of existing information is likely.

The traffic studies should follow the City's guidelines for transportation impact study preparation. A copy of the guidelines is attached for reference.

The consultant shall furnish 6 copies of the administrative draft for City review. Based upon comments received from City staff, the consultant shall complete the final EIS and provide 35 copies for the City's public hearing process.

Timeline:

- Request for Proposal sent---October 28, 2003
- Request for Proposal due---November 10, 2003
- Consultant Selection---November 14, 2003
- City Council approval of consultant contract---January 14, 2004.
- Begin review of traffic calming techniques---January 14, 2004
- Begin collection of traffic count data.---January 15-February 15, 2004
- Begin feasibility study for narrowing Monterey Rd.---January 15, 2004
- Prepare environmental review document---January 15-March 5, 2004
- Administrative Draft available to staff---March 5, 2004
- Return Comments on Admin draft---March 12, 2004
- Final EIS received from consultant---April 1, 2004
- Planning Commission review---May 11, 2004
- City Council review---June 2, 2004

Budget Resources: The City of Morgan Hill has \$109,000 allocated in the 2003-04 budget for this study. This budget amount includes the traffic study and analysis requested by the Downtown Plan.

Meetings

The consultant, and traffic consultant should budget for a minimum of four meetings. The first one to two meetings would include an initial conference/orientation with City. The third and fourth meeting would be public hearings of the Planning Commission and City Council.

Proposal Contents and Submittal Requirements

1. Identify the project team, including all sub-consultants that will be working on the EIS. Explain the responsibilities of each firm.
2. Identify the staff who will be assigned to this project and a description of their responsibilities.
3. Describe the technical approach your firm will use on this project, including the following information:
 - a. Detailed outline of scope of work and services and methodology to be employed in preparation of the EIS.
 - b. Project Schedule
 - c. Breakdown of total cost for preparation of the study, including hourly rates of personnel assigned to the project.

This information should be written so that it may be incorporated as an attachment to the consultant agreement

If you have any question regarding the Request for Proposal, please contact Terry Linder, Senior Planner, at (408) 779-7248.

**CITY OF MORGAN HILL
JOINT SPECIAL CITY COUNCIL
AND SPECIAL REDEVELOPMENT AGENCY MEETING
MINUTES – DECEMBER 10, 2003**

CALL TO ORDER

Mayor/Chairperson Kennedy called the special meeting to order at 6:03 p.m.

ROLL CALL ATTENDANCE

Present: Mayor/Agency Chairperson Kennedy
Council/Agency Members Carr, Chang, and Tate.
Arriving Late: Council/Agency Member Sellers (arrived at 6:06 p.m.)

DECLARATION OF POSTING OF AGENDA

Deputy City Clerk Malone certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2.

City Council and Redevelopment Agency Action

CLOSED SESSIONS:

1.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Authority:	Government Code Sections 54956.9(b) & (c)
Number of Potential Cases:	1

2.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Authority	Government Code 54957
Public Employee Performance Evaluation:	City Attorney
Attendees:	City Council, City Attorney

OPPORTUNITY FOR PUBLIC COMMENT

Mayor/ Chairperson Kennedy opened the Closed Session items to public comment. No comment being offered, the public comment was closed.

ADJOURN TO CLOSED SESSION

Mayor/Chairperson Kennedy adjourned the meeting to Closed Session at 6:05 p.m.

RECONVENE

Mayor/Chairperson Kennedy reconvened the meeting at 7:00 p.m.

CLOSED SESSION ANNOUNCEMENT

Mayor/Chairperson Kennedy announced that closed session discussion of the Performance Evaluation for the City Attorney would continue after the meeting.

OTHER REPORTS

Council Member Carr reported that the Economic Development Committee met to review the RFPs for the Police Department building on Main and Monterey, and after reviewing additional information submitted today, they had hoped to come to the Council with a recommendation at the December 17 meeting. He reported that the Committee will not be ready to make a recommendation at that time, and will be waiting until January to bring their recommendations to Council for consideration.

Council Member Tate stated that the Committee will be having conversations with the RFP submitters to try and pin down what they are going to bring to the downtown area and the RDA.

Council Member Sellers expressed concern that the delay of a month will have an impact on the ability to get the project underway.

Council Member Tate responded that this would probably be the case, but feels that it is important to get the information so that good decisions can be made.

Council Member Sellers asked Council Member Tate if he had intended to state that they would look at what the project could bring to the City revenue, rather than the RDA?

Council Member Tate responded that, yes that would be taken into account in their decision.

Council Member Carr stated that once the Council makes their selection of the RFP, the submitter will get time to negotiate. The time delay should not be a problem since they do not have access to the building at this time anyhow; and he feels that an additional discussion session with submitters is necessary.

PUBLIC COMMENT

Mayor Kennedy returned to the Public Comment during the Water Rates workshop, after realizing that he had overlooked this section of the agenda earlier in the meeting.

There being no public comment on items not on the agenda, the public comment was closed.

City Council Action

CONSENT CALENDAR:

City Manager Tewes withdrew item #2 from the agenda, and will bring it back to the Council at the December 17, 2003 meeting.

Action: *On a motion by Council Member Tate and seconded by Council Member Chang, the City Council unanimously (5-0) **Approved** Consent Calendar Items 1 and 3 - 5, as follows:*

1. **PARKS AND RECREATION COMMISSION REQUEST FOR AN ANNUAL JOINT MEETING WITH THE CITY COUNCIL.**

Action: ***Directed** City Clerk Staff to Schedule a Joint Workshop of the City Council and the Parks and Recreation Commission.*

2. **ASSEMBLY BILL 1600 DEVELOPMENT IMPACT FEE REPORT FOR FISCAL YEAR 2002-2003.**

Action: ***Withdrawn** from agenda by City Manager. To be brought back to Council on 12/17/03.*

3. **APPROVE TIFFIN METAL PRODUCTS AS SOLE SOURCE VENDOR FOR EVIDENCE AND GUN LOCKERS FOR THE NEW POLICE FACILITY.**

Action: ***Authorized** the City Manager to Approve a Purchase Order in the Amount of \$26,997.55 to Tiffin Metal Products Company for the Furniture, Fixtures and Equipment (FF&E) at the New Police Facility.*

4. **APPROVAL OF UPDATED JOINT POWERS AGREEMENT WITH THE BAY AREA EMPLOYEE RELATIONS SERVICE (BAERS).**

Action: ***Authorized** the City Manager to Execute the Agreement.*

5. **RESOLUTION ADOPTING AMENDMENT TO DEFERRED COMPENSATION PLAN WITH HARTFORD LIFE INSURANCE COMPANY.**

Action: ***Adopted** Resolution No. 5748 Amending the Deferred Compensation Plan with Hartford Life Insurance Company.*

City Council and Redevelopment Agency Action

CONSENT CALENDAR:

Action: *On a motion by Council/Agency Member Tate and seconded by Council/Agency Member Chang, the Council/Agency Board unanimously (5-0) **Approved** Consent Calendar Items 6-7, as follows:*

6. **SALE/ACQUISITION OF CITY OWNED LAND TO THE REDEVELOPMENT AGENCY FOR THE FUTURE LIBRARY.**
*Action: 1) **Authorized** the Executive Director and City Manager to do Everything Necessary and Appropriate to Execute and Implement all Related Documents for the Sale/Purchase of the Library Site for \$1,700,000; and 2) **Authorized** the City Manager/Executive Director to do Everything Necessary and Appropriate to Convey or Accept the Full Interest in the Subject Property.*
7. **APPROVED MINUTES OF JOINT SPECIAL AND REGULAR CITY COUNCIL, SPECIAL REDEVELOPMENT AGENCY, AND MORGAN HILL FINANCING AUTHORITY COMMISSION MEETING OF NOVEMBER 19, 2003.**

Redevelopment Agency Action

CONSENT CALENDAR:

Action: On a motion by Council/Agency Member Tate and seconded by Council/Agency Member Chang, the Council/Agency Board unanimously (5-0) **Approved** Consent Calendar Item 8, as follows:

8. **WALNUT GROVE PLANNED UNIT DEVELOPMENT (PUD).**
*Action: 1) **Authorized** The Executive Director To Execute A Contract With ROEL Automotive Advisory Group For The Development Of PUD Guidelines, In An Amount Not To Exceed \$65,790 And Optional Supplemental In Services Not To Exceed \$9,505 For A Total Of \$75,295; and 2). **Authorized** The Executive Director To Execute A Contract With MIG For Public Meeting Facilitation In An Amount Not To Exceed \$10,300.*

City Council Action

OTHER BUSINESS:

9. **WATER RATES WORKSHOP**

Director of Finance Dilles presented the staff report, reviewing charts and graphs provided to the Council to show them the trends of water rates revenue versus expenditures.

Mayor Kennedy interrupted Mr. Dilles to return the meeting to public comment for items not on the agenda. No comments were received, and the public comment was closed.

Council Members Tate and Carr then reported regarding the RFP's for the current police department building (see Other Reports, above), and then Mr. Dilles continued his presentation of the staff report for the Water Rates workshop.

In summary, Mr. Dilles reported that the perchlorate problem is creating a projected added cost to the City of approximately \$3.2 million dollars. The deficit of \$3.1 million shown on the charts and graphs is directly attributable to the perchlorate costs. Without the perchlorate contamination problem, the current water rate structure would be adequate to cover the future financial situation without any difficulty. In addition, the City is working to find a way to stimulate conservation by its largest water users, and is proposing a three tiered rate to be applied to customers with irrigation water meters to encourage drought resistant plantings and water conservation.

Council Members expressed their desire that the costs connected to the perchlorate contamination should be clearly indicated on water billings so that the public is aware that the reason for these additional costs for water is directly attributable to the perchlorate contamination.

Council also directed staff to set up a billing structure to delineate added costs for water due to perchlorate contamination, and to track the monies collected from rate payers for these costs, so that there can be some form of rebate or reimbursement to customers once the funds are collected from Olin Corporation for the perchlorate costs.

Council also directed staff to consider use of the reserve funds to mitigate some of the increased costs and reduce the amount of increased costs to customers. The reserves are designed for that purpose, and large balances of reserves should not be kept at the expense of the water customers. The expenses the City is incurring related to perchlorate are expected to be recovered from Olin in the future.

Council consensus was that incentives should be created to encourage water conservation and the planting of drought tolerant landscaping, especially by the largest users of water.

Council consensus was that the staff should investigate the use of water by large local irrigation accounts and return with a rate structure that would encourage them to use, and or replace plantings with, drought tolerant plants. Staff was directed to design a rate structure that would reward this type of action with rebates or incentives that would encourage conservation rather than using a punitive approach.

Council consensus was that the irrigation water customers that are public entities, such as the City and the school district, should have a special rate applied to them because they are required to maintain facilities for public uses (such as parks and playing fields) that require lots of turf and provide a public service to a large number of citizens.

Mayor Kennedy opened floor to public comment.

Mr. Mark Grzan cautioned that water rates affect everyone in the city, and that the Council needs to be careful about how they implement a plan. He stated he is happy to see the Council moving in the direction of water conservation. He also encouraged them to take a long term and comprehensive approach; and to review what other agencies are doing in their approach to this problem, since some of them may be doing things we don't know about. He stated that the issue of perchlorate is a particular concern to him. He feels that if we did not have this pollution problem, we would not have any rate

problems. He urged the Council to be cautious in their approach, since there may be more perchlorate problems that arise in the future. The water rates have increased significantly, and he urged the Council to take a long term approach to this and to have Olin pay for the costs we already see.

There being no further comment, the public comment was closed.

Council Member Sellers continued the discussion asking if the costs for water filtration will be continuing in the future.

City Manager Tewes responded that this issue will have to be determined by the Council on a year by year basis. As water demands have continued to grow the capacity to supply that demand has remained fixed. In order to meet the growing demand, wells currently off-line due to contamination will have to be brought back on-line. Since Council has directed that no wells with contamination can be used, the perchlorate will have to be removed so that these wells can be made available again.

The City Attorney stated that the City is diligently pursuing compensation from the Olin Corporation, but explained that there are many agencies involved in this process, which requires coordination, and much research to be completed before the full scope of the problem can be defined. Legal options to compel Olin to pay for the city's costs are being studied, and a strategy report will be made to the Council in January. The City is taking an aggressive, but not reckless, approach; and is working to obtain the scientific evidence to back up the City's legal position.

Council Member Chang expressed concern about a gap between income and outgo if we keep going as we are, and asked Mr. Dilles to calculate and report back on that possible gap between income and out go without the perchlorate problem.

Mayor Kennedy allowed Mr. Grzan to make a final comment.

Mr. Grzan stated that he sees the operating reserves as unanticipated operating costs. He suggested that perhaps the rate stabilization and capital costs are just unanticipated expenses that come up during the year. He sees it as a \$5 million draw down of costs.

Mr. Dilles responded that these are not really costs. They are reserves that the City is required to have set aside. Some is being spent and some set aside in case it is needed.

Council discussion was concluded and the workshop was closed.

Action: By consensus the City Council **Directed** staff to

- 1) Set up water bills to delineate added costs due to perchlorate issues;
- 2) Create incentives to encourage water conservation and drought tolerant plantings, especially by largest water consumers. The rate structure should be designed to reward this type of action instead of being punitive;
- 3) Design a special rate structure for irrigation water customers that are public entities, such as the City or School District, providing facilities for public usage;

-
- 4) *Track monies collected from customers to cover the costs of perchlorate issues so that there can be some form of rebate or reimbursement when Olin reimburses the city for these costs; and*
 - 5) *To consider ways to use the existing reserve funds to help mitigate the increased costs to customers for perchlorate issues; and not to hold excessively large balances of reserves at the expense of customers.*
 - 6) *To report back on the possible gap between income and outgo, even without the perchlorate problem.*

10. SELECTION OF CITY COUNCIL MAYOR PRO TEMPORE AND REDEVELOPMENT AGENCY VICE-CHAIR.

Action: *On a motion by Council Member Tate and seconded by Council Member Carr, the City Council unanimously (5-0) **Selected** Council Member Sellers as Mayor Pro Tempore.*

Action: *On a motion by Agency Member Tate and seconded by Agency Member Carr, the Agency Board unanimously (5-0) **Selected** Agency Member Sellers as Mayor Pro Tempore*

11. REVIEW OF CITY COUNCIL COMMITTEES AND APPOINTMENTS TO OUTSIDE AGENCIES

Council Member Sellers asked to be placed on the Economic Development Committee. He stated that he understands that there needs to be a transition to allow stabilization of the committee. He requested that there be a transitional method developed to allow rotations on and off this Committee.

Council Member Tate stated that he would like to see Council Member Sellers replace him on the EDC, but agrees that there needs to be a transition process developed. He stated he would work on such a process and report back to the Council on how this could best be accomplished. Mayor Kennedy asked that Council Member Carr assist with this project.

Council Member Chang stated her desire to rotate onto the EDC.

There was a request to add the Library Sub-committee to the list of assignments.

Council Member Tate stated he views himself as the liaison to the Library Commission.

Mayor Kennedy stated he did not believe that had been the Council's intent.

Council Member Sellers noted that the Measure P and Downtown Task Force committees can be removed as they are no longer in existence.

Council Member Carr reported that the County Pollution Prevention committee and the Joint Venture Silicon Valley Economic Development Round Table should no longer be on the list.

Council Member Chang reported that she has now been appointed as the Chair of the South County Regional Wastewater Authority (SCRWA).

Mayor Kennedy stated that he would meet with Council Services and Records Manager Torrez to establish the list of Outside Agency assignments for the Council.

Action: *Council consensus was that the Mayor would meet with Council Services and Records Manager Torrez and **Finalize appointments** of Council Members to serve on the various outside agencies; and **Directed** the City Clerk to notify the appropriate agencies of assignments.*

FUTURE COUNCIL-INITIATED AGENDA ITEMS

Council Member Sellers requested that the Council consider some version of the Patriot Act, and stated he will bring the item back for Council information, by next week if possible.

Council Member Chang requested that the Legislative Subcommittee review Senate Bill 2 (SB2), which addresses mandatory health care requirements for all businesses with 50 or more employees.

RECONVENE TO CLOSED SESSION

Mayor/Chairman Kennedy adjourned the meeting to Closed Session at 8:37 p.m.

RECONVENE

Mayor/Chairman Kennedy reconvened the meeting at

CLOSED SESSION ANNOUNCEMENT

City Attorney/Agency Counsel Leichter announced

ADJOURNMENT

There being no further business, Mayor/Chairman Kennedy adjourned the meeting at

MINUTES RECORDED AND PREPARED BY:

MOIRA MALONE, DEPUTY CITY CLERK

**CITY OF MORGAN HILL
JOINT SPECIAL AND REGULAR CITY COUNCIL
AND SPECIAL REDEVELOPMENT AGENCY MEETING
MINUTES – DECEMBER 17, 2003**

CALL TO ORDER

Mayor/Chairperson Kennedy called the special meeting to order at 5:05 p.m.

ROLL CALL ATTENDANCE

Present: Council/Agency Members Carr, Chang, Sellers, Tate; and Mayor/Chairperson Kennedy

DECLARATION OF POSTING OF AGENDA

City Clerk/Agency Secretary Torrez certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2.

City Council Action

WORKSHOP:

1. SERVICE LEVEL STANDARDS

City Manager Tewes presented the staff report, indicating that the Council adopted a series of goals at its annual goal setting retreat held at the beginning of the year. A group of these goals related to the day to day operations, one of which staff was requested to expand the use of performance measures, including customer satisfaction measures. He indicated that from time to time, staff reported to the Council with quarterly performance measure reports. The Council requested that staff schedule a workshop on service level standards to be adopted by the Council. He said that whatever was intended in February 2003, a lot of things have changed that may impact how the Council may wish to pursue the workshop to be held this evening. In June, the Council adopted a budget that predicted an operation deficit to support existing services. At the beginning of the year, the City had a healthy reserve and had the opportunity to develop a long range plan for how the City might adjust the mix of services to be provided to the community. He indicated that staff is scheduled to return with a five year plan for Council consideration in January 2004. He stated that a lot of things have taken place since the adoption of the budget all of which affect the City's finances which require Council discussion of priorities. He informed the Council that staff is not proposing that it discuss funding, but instead talk about the kinds of services that it believes should be provided to the community and to what levels. He said that staff provided the Council with three pieces of information: 1) an example of a comprehensive set of service level standards adopted as a model by the State of Pennsylvania and published by ICMA; 2) an inventory of existing service level standards to the extent that they have been documented in Morgan Hill. He indicated that the City does not have a formal service level standard adoption process. Staff identified items that might constitute service level standards for Council consideration. 3) Classification

of city services. He stated that this document begins to outline what staff believes are priorities for Council consideration. Staff believes that this information is useful without talking about dollars. Once staff knows the Council's priorities, staff can prepare plans and budgets to deploy human/financial resources to those items that are most important; reallocating in accordance with the Council's priorities for the services to be provided to the community. He stated that there might be two issues presented relating to service level standards; one being performance measures. He said that the Council has directed staff to perform a rudimentary performance measure system. He said that the City has a straight forward approach to capturing and reporting the performance measurement data. To the extent that the Council would like to do more of this, the Council may wish to use these standards. He said that it would be helpful if the Council set priorities for future financial and resource planning. He informed the Council that department heads and other staff members were in attendance to answer questions.

Mayor Kennedy stated that it was his recollection that at the Council's January 2003 goal setting workshop, Council Member Chang raised the issue of performance level standards as it relates to the police department and fire services. It was also his belief that Council Member Carr was also interested in these service standards. He requested that they identify their thoughts on how they believe the Council should proceed with this workshop.

Council Member Carr said that he was interested in understanding the services that are being supplied today in a way that the Council can have a conversation about how these services are supplied and the expectations on how the services are set and met. He felt that this was one of the most important jobs the Council has to do; noting that in the past three years, the Council has not sat down to discuss expectations. In light of the budget situation today, it needs to be stated what areas of services and priorities in policies are important.

Council Member Chang was pleased to see that staff identified the classification of City services in terms of services that are critical and less critical. She felt that this would be a good starting point as it was her understanding that the City may be in a \$2-3 million deficit next year. She felt that there has to be a reduction in services as she did not believe that the City would be able to raise \$2-3 million in revenue. She felt that the City Manager would return with a recommendation on what should be proposed for future budgets. She stated that she sees some cuts taking place. She felt that reductions should be in service areas where they are not noticed.

Council Member Tate said that the table of "critical and less critical services" was a good education and gives food for thought. He recommended that the Council reach consensus in going through the table, including discussions of why some items were considered critical or less critical.

City Manager Tewes said that in looking at the critical and less critical table, it was not meant to state that a work item was not critical nor needed. He said that all services provided by the City are appreciated by one group of the community or another. Staff did not mean to imply that by placing a work item on the less critical column that no one would notice the services and that it would go away. He stated that the department heads were asked to make a judgment of what they believe were critical/and less critical work items.

Mayor Pro Tempore Sellers felt that the Council needs to look at these with two different sets of criteria. The Council would need to agree/disagree with what has been identified as critical and less critical work items. It would be imperative for the Council to look at the items in terms of what their loss would mean in the larger context. He said that there may be some items that are not as critical but that if funding is lost for them, the implications would be far more significant. He noted that the Council faced a similar situation in 1992 when it had to make massive cuts; noting that parks and recreation was placed on the less critical list. He said that it took a decade to get these services back. He said that there may be some less critical things that could be eliminated that may be easy but may have long term negative implications. He wanted to make sure that the Council makes good decisions should cut backs be necessary because they might not be the best for the long term versus what would be easiest or best to implement in the next year or two.

Mayor Kennedy stated that prioritization of City services would be important. He indicated that all that the Council can do in this workshop is establishing a process to move forward. He recommended that the Council take some time to discuss performance standards. He felt that the ICMA document is a good one to start with in terms of performance standards. He recommended that each department mark up their sections and return with proposed changes so that the Council can use this as input that would ultimately lead to a new set of performance standards. With respect to the classification of City services, he felt that this would be an appropriate discussion for a workshop as the Council gets into goal setting/prioritization of City goals. He recommended that the Council establish a process that allows it to move forward when the Council conducts its goal setting workshop.

Council Member Chang felt that the “critical and less critical services” needs to be reviewed. Once you get into the details of whether or not the jobs are being accomplished, you would go into the service standards. She recommended that the Council decide which services are needed and then determine the appropriate response time.

Mayor Pro Tempore Sellers stated that the bigger picture needs to be reviewed. He felt that the Council needs to decide whether police services are off limits or whether there are some areas of police services that need to be cut. The Council needs to determine how this compares with other departments in other areas. He said that area of services within each department needs to be reviewed.

Council Member Tate recommended that the Council look at the table of City services to identify which are of priority. He recommended that the Council look at critical services and then review the response standards at a later date.

Council Member Carr said that when the Council discussed service level standards last year at the goal setting meeting, it was his thought that the Council should be setting the service level standards in order to quantify how the City is doing. After looking back on the level of services, the Council could state that it accomplished a certain level of services desired. He felt that this discussion is different today because of the budget situation. He recommended that the Council start the process with reviewing the classification of city services put together by staff as it would be the most beneficial thing the Council can do at this time. Putting together some service level standards to be able to compare the City with is something that should be done as well. However, he did not believe that the Council can undertake both

discussions this evening based on the time allocated. He felt that the classification of city services should be the focus of this evening's discussion. The Council needs to indicate whether it agrees with the list of critical/less critical services as it would be helpful to staff as it puts together a five year plan that would be reviewed by the Council in January.

Mayor Kennedy said that if you look at service level standards as contained in the ICMA document, they talk about certain standards for various departments. If the Council starts with going through the document of priorities, he felt that the Council may not have the full picture. He advocated for the bigger picture of establishing broad general standards that should be met first. He felt that the Council could spend more time on this discussion at the Council's goals setting workshop. He said that it was not his intent to go into either of these items in any significant detail as there is not enough time to do so but rather to talk about the process or the philosophy of the two documents.

Mayor Pro Tempore Sellers felt that it was difficult to go through each department's services this evening, making sure that services fit together.

City Manager Tewes said that the staffing level under the police department is about the same level that it was before the cuts were made in the early 1990s.

Council Member Chang recommended that the Council review each department's documentation. She said that the discussion should be one that identifies services that do not need to be conducted should the Council not have funding to perform current service levels.

Council Member Carr recommended that the Council provide staff with direction this evening.

Business Assistance and Housing Services (BAHS)

Council Member Carr noted that staff has an "auto dealership strategy" listed under critical services. He inquired whether staff listed this under critical services due to the fact that the Council was working on the Walnut Grove PUD or whether there were other things that the City was actively pursuing in this strategy.

Business Assistance and Housing Services Director Toy said that in terms of the auto dealership strategy, the one of key importance is the Walnut Grove PUD.

Council Member Chang inquired why staff was placing the implementation of the economic development strategy of Walnut Grove into the less critical services category. She stated that she considered this as being critical at this time.

Mayor Pro Tempore Sellers stated that he was inclined to place the implementation of the economic development strategy on the critical services side and to some degree the downtown plan as it would make long term sense to do so. He said that it is tempting to cut back on economic development when you are in a down period as it may sound superfluous. He felt that this was the time to focus on economic development more.

Council Member Chang did not see the preparation of the bi-annual vacancy survey reports as being critical.

City Manager Tewes stated that should the Council agree with Council Member Chang that the vacancy survey, required by ordinance, is not critical, staff would return with an ordinance amendment to not require the submittal of the survey to the Planning Commission and the City Council relating to condominium conversions.

Mayor Pro Tempore Sellers felt that it would require more work on the part of staff to amend the ordinance to eliminate the bi-annual vacancy rate reports. He felt that these were the kinds of work items the Council needs to be aware of (minimizing the amount of staff work that may be counter productive).

Council Member Tate inquired whether the City could be more selective with the ombudsman services in terms of return.

Mayor Pro Tempore Sellers said that it his goal for BAHS staff to protect economic development as it will be needed down the road. He felt that the City needs to do what it can in the downtown as it is ancillary to economic development, and move forward with housing projects that are already underway.

Mayor Kennedy recommended that Council members give each department suggestions and that the Council get into more details at the goal setting workshop.

Council Member Tate felt that the Downtown Plan was at a critical stage in terms of getting it documented. He felt that the Albertson shopping center study is further out and does not need to be considered as critical at this time. He felt that the downtown plan was vital to the overall economic development.

Mayor Kennedy agreed with Council Member Tate's comments.

Council Member Carr said that some of the projects listed under "management of public facilities" are coming near completion and will come off the list, indicating that some of the projects are not a priority to him while others are. The implementation of an economic development strategy should be listed under critical services. He would not list the implementation of an auto dealership as a critical service. He felt that the overall economic development strategy such as facade grants falls within critical services.

In response to Council Member Chang's question, Mr. Toy indicated that all of the funding for BAHS comes from Redevelopment Agency funding and does not impact the General Fund.

City Manager Tewes said that to the extent that economic development was to be financed by the RDA it would build the City's tax base which triggers revenues and supports general services.

Mayor Kennedy stated that he would like to reserve his comments until he has more time to talk about each specific area with respect to BAHS. He agreed with the comments made about the two implementation issues. He felt that the economic development strategy and the downtown plan should be listed under critical services.

City Clerk's Office

Mayor Pro Tempore Sellers said that most of the services listed under the City Clerk's office are fairly cut and dry. If the City should be looking at cut backs in the City Clerk services, he felt that the first thing that needs to be cut is Council member services. He stated that he appreciated the listing of assisting with travel arrangements for Mayor and Council members. He said that this was not on his list of critical services. He felt that travel should be the first thing cut and assistance with travel arrangements should be placed on the less critical list. He noted that there is a lot that the Council does that takes a lot of City Clerk staff time and that these should be the first items to be eliminated.

Council Member Tate indicated that he moved Council assistance over to the less critical column as suggested by Mayor Pro Tempore Sellers.

Council Member Carr said that a lot of services performed by the City Clerk's office are legally required and are critical services. He was not sure what to do with the recruitment of boards and commissions as this task seems to take a lot of time.

Council Member Chang recommended that the Council review/discuss whether all boards and commissions are necessary.

City Manager's Office.

Mayor Pro Tempore Sellers said the services of the City Manager' Office are straight forward items. He noted that implementing Council policy is referenced as well as overseeing the Redevelopment Agency. He said that it might be helpful to identify interaction/communication with Council. He said that it is a separate activity in keeping up with Council members, including Council committees.

Council Member Chang addressed "participate in community-based organizations" such as the day worker center and the Morgan Hill Community Health Foundation. She indicated that it is her hope that the work on the dayworker center will be completed in a couple of months. Therefore, this is a less critical work item. She indicated that the Morgan Hill Community Health Foundation is a Council goal. Unless the Council changes this goal, it should be retained under critical services.

Council Member Tate stated that it was a goal to get the Morgan Hill Community Health Foundation to become self-sufficient.

Council Member Carr stated that the Morgan Hill Community Health Foundation was a Council goal in the 2003 calendar of goals. He said that the Council will need to determine whether it is still a goal to make the Foundation self-sufficient. He felt that this needs to be placed on the less critical services list

unless the Council makes medical services a Council goal. He expressed concern with communication items. He wanted to make sure that the City presents the message that government is open as much as possible. The City should be communicating the difficulty it is experiencing and that should there be any loss of City services, it would be very important to communicate this fact. He expressed concern but understood why they are listed under less critical services.

Mayor Kennedy concurred that in tough times, communication is extremely important and that it is not something that should be cut back. He felt that the City was conducting a bare-bones program in terms of communication and that he would not support cutting back on communications.

Council Member Tate said that many of the items listed are in terms of degrees and that it is hard to state that they are more or less critical. He stated that the City could prepare City Visions every other month. He felt that the Council needs to look at the degree to what some of the items listed are to be done. He noted that each department has a workplan and that the City Manager's office is gathering the reporting of the information from the various departments. He felt that it was critical to have workplans in order for staff members to know what they are working on. However, he did not believe that it was critical to report on the status of workplans and spend a lot of time analyzing them.

Council Member Chang felt that it was important to report out the progress of workplans to see if they are being accomplished. She felt that it was the responsibility of the City Manager to ensure that work items are being accomplished.

Mayor Kennedy noted that there is a question of whether it was critical for a progress report on the workplan to be brought to the City Council.

Council Member Tate did not object to not having workplan progress reports returning to the Council as long as staff has work to do and the work is being accomplished.

City Manager Tewes said that not bringing workplan progress reports to the Council would reduce the work effort and the amount of resources relating to this function.

Council Member Chang inquired as to what is being estimated in terms of less critical services as part of the City Manager's workplan.

City Manager Tewes said that some of the less critical services are workplan related items and some are direct allocations that affect direct expenditures. He said that should City Visions be conducted differently or produced less often, thousands of dollars could be saved. He noted that the City has a hiring freeze in place and that through attrition; the City needs to make sure that it reorganizes the critical services. Therefore, the City will need to deploy its resources to the critical services organization-wide.

Mayor Kennedy inquired as to the City Manager's thoughts on what would be less critical, overall, from the City Manager's office.

City Manager Tewes said that the less critical services relate to three areas: communication vehicles, analytical work, and solid waste work items.

Assistant to the City Manager Eulo said that less staff work would be required if the City implemented a volume-based solid waste rates.

Community Development Department (CDD)

Council Member Chang stated that it was her belief that the CDD was a break even department. She inquired whether this department was breaking even.

Director of Community Development Bischoff responded that the CDD is not currently breaking even. However, the CDD fees were adjusted to achieve full cost recovery in the building division and public works department. In planning, a decision was made to increase fees to achieve full cost recovery over a number of years. Therefore, the planning division is not completely full cost recovery. He clarified that fees for CDD are coming from a community development fund and not from the general fund.

Finance Director Dilles said that there were two increases in development processing fees for planning and engineering approved by the Council with the first increase to be full cost recovery but limited to a 20% increase. He said that staff would be returning to the Council with information relating to the need to increase fees further. He said that planning is short several thousands of dollars.

Council Member Chang inquired whether the elimination of the less critical services would affect the planning division's budget.

Mr. Bischoff clarified that very little, if any of the money, comes from the general fund for long range planning. However, significant amount of money would be spent for long range planning on such as the Downtown Plan, and the Urban Limit Line/Greenbelt Study, and that a significant amount of staff time is associated with these types of projects. He has divided studies into long range planning and plan implementation. Whether there are critical or less critical services in the CDD, there would be a negligible affect on the general fund.

Mayor Kennedy noted there were a couple of items that were listed in the less critical column: code enforcement and building maintenance. He stated that he would like to see some effort in both of these areas and not totally eliminate code enforcement or preventative maintenance/maintenance activities.

Mayor Pro Tempore Sellers recommended that code enforcement be moved to the critical services column because it was important for the public to know that the City believes that code enforcement is important to a life safety situation.

Council Member Carr noted that the CDD generates a lot of money to cover its cost. However, the work items from this department effects other departments and adds cost to those departments. He felt that this is the issue that the Council should be concerned about. He did not believe that the CDD is off the hook because their costs are covered. If long range planning is conducted and the City implements all

study recommendations, it will require the assistance/time from the City Attorney, public works, police department as well as other departments. The City may be able to cover these costs today because a fee is charged for services. However, to implement recommendations would cost money. He felt that the City needs to be thinking about this in a different way. He recommended that the Council keep in mind what the City Manager said about the less critical services side. He stated that no one is suggesting that these services be eliminated. The Council was trying to decide which are critical and which services are less critical. He did not believe that it should be assumed that the less critical service items would be eliminated.

Finance

Finance Director Dilles addressed the SB 90 mandated costs.

Mayor Kennedy said that it may be the Council's direction that is driving some of the less critical services such as accepting credit cards over the telephone, identifying addresses for out of town property owners, etc. Staff may wish to return with a recommendation to delete these less critical services.

Finance Director Dilles indicated that the City is providing a service to the public by accepting credit card charges over the phone. If something has to give, staff sees this as a service that it is willing to eliminate, should it become necessary to do so.

Council Member Tate said that he liked the idea of eliminating the monthly and annual financial reports. He recommended that these reports be prepared on a quarterly basis.

Mayor Pro Tempore Sellers said that the City Treasurer and the Finance and Audit Committee review these financial reports. He said that it takes extra time and energy to produce the monthly financial reports. He supported preparing these reports on a quarterly basis or less frequently.

Finance Director Dilles indicated that the State requires the reporting of the City's investment and related activities to the Council at least on a quarterly basis.

Council Member Chang felt that it was important for the monthly reports to be prepared in order to allow the City Manager to keep abreast of City finances and to react as necessary.

Mayor Kennedy felt that in tight financial economic times, it is important to continue to receive frequent reportings. He said that everyone is trying to ensure that the right decisions are being made in terms of economic development. If cuts are to be made, the Council needs to make sure that they are appropriate cuts.

Council Member Tate supported receiving quarterly reports and more frequently if specific decisions need to be made.

Council Member Chang did not know how the City would be able to react to the financial climate if the financial reports are not reported on a regular basis.

Mayor Kennedy said that the investment reports are not as critical as receiving the current financial data. He felt that investment reports could be reported on a quarterly basis. However, he noted that the Council has not heard from City Treasurer Roorda on this issue.

Council Member Tate said that the question is how much analysis and reporting is necessary. This may be something that is critical but that not all information is critical.

Mayor Pro Tempore Sellers felt that the information necessary is the bottom line.

Finance Director Dilles indicated that he focused on placing cost recovery items on the critical side to make sure that the fees are recovering costs as this will be important as the City moves forward.

Mayor Kennedy said that is important to retain the fees for service structure approach.

Human Resources

Council Member Tate inquired as to what was meant by various employee events. He stated that he would hate to eliminate events that would diminish morale.

Director of Human Resources Fisher said that the employee events include the holiday party, City picnic and other get togethers that the City sponsors. She noted that on the critical services column, she listed employee morale. She stated that expenses have been reduced for employee events, indicating that staff members made individual and personal donations to make the holiday event take place. She felt that employee moral will be extremely critical.

Mayor Pro Tempore Sellers recommended that the Council discuss its role as the City faces these types of opportunities. He felt that there may be resources that the Council can bring forward to help provide incentives. The Council should make a good faith effort and begin discussions at the Council's goal setting sessions.

Council Member Carr stated that he was pleased to see that employee moral was listed on the critical side. He felt that events, programs and employee morale would be looked at in a different way. He expressed concern about training opportunities being listed on the less critical service side. He felt that the City needs to continue to train staff to a greater extent.

Director of Human Resources Fisher felt that it was important to retain training as the City would be deploying resources in different ways. This may result in additional training in order to maintain or change the skills of the City's current work force.

Police Department

Chief of Police Galvin addressed cold property crimes.

Council Member Tate said that there are degrees in property crimes and non injury traffic collisions. However, he did not know where the dividing line is but that he trusts the police department's judgment.

Council Member Carr referred to special operations, noting that the Chief of Police listed "crime prevention" under less critical services. He felt that any areas where the police department talks about preventative activities, especially crime prevention, should be listed under "critical services."

Mayor Pro Tempore Sellers recommended the continuation of crime investigation. He said that sometimes, in order to continue investigation, the City would be taking police officer's off the street. He stated that he would like to undertake further discussions about balance and to what degree the investigative work is kept in balance, keeping police officers on the street. He said that he appreciated that the school resource officers are listed under "critical services" as this is the kind of preventative measures that is important. He said that the primary goal of the police department should be enforcement activities, but that prevention activities are important as well, particularly when you talk about the Neighborhood Watch Programs. He said that there were items listed under the "less critical services" side that have either the words "cost recovery" or "licensing." He said that bike licensing is less important than providing some of the more basic services. If there are other services that might provide significant income or have a cost benefit balance, he would hate to completely eliminate some of these activities, especially when the City is looking for ways to cut back.

Council Member Chang inquired as to the proportion of the workload the Chief of Police considers to be less critical services.

Chief of Police Galvin said that one thing to keep in mind is that elimination of tasks would reduce costs for services. He understands that financing is difficult and that funding for the police department comes from the general fund. He felt that the City was at a critical mass at this time and that it would be inappropriate for him to state that the police staffing levels are adequate at this time.

Mayor Pro Tempore Sellers stated that he would oppose any efforts to reduce officers from policing the streets as the City is at a low level. He felt that other things would need to be cut back in order to give officers more time to be on the streets. He would also like to see investigations more visible. He felt that it was going to be difficult to cut or increase police services for the next couple of years. However, this does not mean that the Council cannot look at how the services are allocated overall.

Mayor Kennedy noted that the Council has public works and recreation & community services left to review. He recommended that each Council member submit comments to the City Manager and ask him to follow up on the comments before moving forward with the process.

Action: **No Action Taken.**

City Council and Redevelopment Agency Action

CLOSED SESSIONS:

City Attorney/Agency Counsel Leichter announced the below listed closed session items:

1.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Authority:	Government Code Sections 54956.9(b) & (c)
Number of Potential Cases:	3

2.

EXISTING LITIGATION:

Legal Authority:	Government Code 54956.9(a)
Case Title:	Bob Lynch Ford, Inc. v. Timothy Paulus, et al
Case Name/No.:	Santa Clara County Superior Court Case No. 1-03-CV 001657
Attendees:	City Manager, City Attorney

OPPORTUNITY FOR PUBLIC COMMENT

Mayor/Chairperson Kennedy opened the Closed Session items to public comment. No comments were offered.

Council/Agency Member Chang excused herself from closed sessions and a portion of the regular/special meeting.

ADJOURN TO CLOSED SESSION

Mayor/Chairperson Kennedy adjourned the meeting to Closed Session at 6:29 p.m.

RECONVENE

Mayor/Chairperson Kennedy reconvened the meeting at 7:05 p.m.

CLOSED SESSION ANNOUNCEMENT

City Attorney/Agency Counsel Leichter announced that no reportable action was taken in closed session.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

At the invitation of Mayor/Chairperson Kennedy, Police Lieutenant Booten led the Pledge of Allegiance.

CITY COUNCIL REPORT

Mayor Kennedy reported on the Santa Clara Valley Transportation Authority (VTA) Policy Advisory Committee, indicating that the VTA is going through tremendous financial difficulties as is being

experienced by many other public agencies, cities and counties. He stated that he serves on a financial ad hoc committee of the VTA that is looking at alternative ways to cut costs in the operating system and raise revenues. The Committee is also looking at a way of restructuring the VTA to provide better representation by smaller cities. He indicated that there are currently 12 members on the VTA board of directors, noting that there are 15 cities in Santa Clara County. The current representation is based on population. He stated that the City of San Jose has five representatives; the County has two representatives, leaving five votes for the remaining 14 cities in Santa Clara County. These five assignments are typically rotated among smaller cities (e.g., west valley cities, northern cities, and the MGM consisting of Morgan Hill, Gilroy and Milpitas). A proposal has been made to add a vote for each city, still retaining the population basis of the prorated vote. The Committee is looking at how smaller cities can get better representation on the VTA board of directors. He also serves on the Urban Limit Line Committee, helping with the dayworker center project and various other outside agency assignments.

Mayor Pro Tempore Sellers indicated that the Indoor Recreation Committee (IRC) met yesterday and reviewed plans. One of the issues first raised with the community center and that has been an issue with the development of the aquatics center is LEEDS certification, a level of design that encourages conservation in a variety of ways. Similar to what was done with the community center; the IRC is proposing that the City proceeds and do what it can to achieve LEEDS points. The IRC recommends that the work is done to design the facilities as efficiently as possible but that the City not pursue the paper work for LEEDS certification. If there are any questions or concerns regarding this recommendation, he requested that he or Council Member Chang be so advised and that they can raise this issue again with the IRC.

Council Member Tate indicated that he and Mayor Kennedy met today as the library subcommittee and narrowed down the library sites. The subcommittee had been looking at the Albertson center as a potential site but that it has been ruled out. The subcommittee is still looking at the old Sunsweet site. The subcommittee is looking forward to performing joint planning that would involve the library with the School District, looking at potential uses at the current Britton Middle School site. Also, being considered is expansion of the existing library or the construction of a new facility behind the civic center. He stated that a lot of evaluation has been conducted in terms of how to put these alternatives together. The subcommittee would like to receive public feedback. Following receipt of public feedback, the subcommittee would review all library alternatives.

CITY MANAGER REPORT

City Manager Tewes reported that the City's domestic water supply is based on ground water, indicating that some of the ground water basin has been contaminated by the chemical perchlorate emanating from a former industrial site operated by the Olin Corporation. The Council has asked staff to provide monthly testing of all domestic wells to assure City customers that the water being delivered does not contain perchlorate at the levels regulated by the state. He was pleased to report that following this month's testing that all wells were monitored and reported as being none detect for perchlorate. He indicated that since the Council last met, the state legislature and the Governor have agreed upon a program to submit to the voters of California in March 2004 a \$15 billion bond issue. This proposal

would borrow to bridge the gap in the state budget that the Governor and the legislature were unable to bridge with revenues and expenditures. He stated that the bad news for cities and counties is that the legislature and the Governor did not provide for an appropriation to backfill the lost revenue attributable to the motor vehicle license fee (VLF) reduction. He indicated that the Governor made two promises during his campaign: 1) to immediately reduce the VLF; and 2) to make sure that the cities and counties receive the amount of revenue that they would have otherwise received. He stated that the second promise is yet to be delivered. He said that there is a lot of effort state-wide with various cities and counties considering litigation. Others are taking political actions to urge that the \$15 billion bond not be adopted unless it provides a solution to local government financing issues. It is widely expected that when the legislature returns in January 2004 that there will be a lot of activity. He stated that it is city services that are impacted by the failure to reach a decision by the legislature and the Governor. He said that this is critical to this community as approximately 12-13% of the City's budget is attributable to this source of revenue. He indicated that most of the City's general fund budget pays for police and fire services. This is a significant reduction and that over the course of 120 days or so, the City would be making important decisions.

CITY ATTORNEY REPORT

City Attorney Leichter stated that she did not have a report to present this evening.

OTHER REPORTS

None.

PUBLIC COMMENT

Alan Palmer indicated that approximately four months ago, he addressed the Council about his concern about the Spring Avenue development at a 20% grade. He indicated that the Council turned down the applicant's proposal to construct above the 20% grade at that time. Residents made mention to violations that were in affect. He addressed grading and activity taking place at this time. He said that fences are being proposed to extend further than the ditch boundary line. He said that four months ago, the City Attorney stated that she would meet with the community development director, reviewing the easements. Also, stated was that the City would investigate the development agreement to see if there were any remedies. It was also stated that the slope above the line should be left at a natural state and that it would be investigated by staff. It was stated at that meeting by a council member that it sounds as though the homeowners were misled and that they should not be held responsible for anything that they did not sign. He interprets this to state that only the developer would be held to the development agreement and that once the property is sold, the subsequent owners would not be bound by it. He requested that this issue be agendized if no action is to be taken or to let the citizens know what the City will be doing about this issue.

City Manager Tewes indicated that he would agree to meet with Mr. Palmer to advise of the actions taken by the City to date.

George Nale addressed the need for a new or expanded library as the existing library is inadequate for the current population and future growth. He stated that he and many citizens expect a new library with the use of Redevelopment Agency (RDA) funds, some of it as a result of the visioning process. He understands that many solutions are being sought. However, if the RDA is the only solution, he felt that the City needs to fund the library before the funds disappear.

City Council Action

CONSENT CALENDAR:

City Attorney Leichter requested that item 14 be pulled from the consent calendar.

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the Council, on a 4-0 vote with Council Member Chang absent, **Approved** Consent Calendar Items 2-13 and 15-21, as follows:*

2. **NOVEMBER 2003 CITY OF MORGAN HILL FINANCE & INVESTMENT REPORT**
Action: **Accepted** and **Filed** Report.
3. **AB1600 DEVELOPMENT IMPACT FEE REPORT FOR FISCAL YEAR 2002-2003**
Action: **Accepted** and **Filed** the AB1600 Development Impact Fee Report for the 2002-2003 Fiscal Year.
4. **SUBDIVISION, SD-03-11: COCHRANE-COYOTE ESTATES**
Action: **Took No Action**, Thereby Concurring with the Planning Commission's Decision Regarding Approval of the Subdivision Map.
5. **EXTENSION OF CONTRACT FOR CONSULTANT PLANNING SERVICES**
Action: **Authorized** the City Manager to Execute an Extension of the Contract with Pacific Municipal Consultants (PMC) for Contract Planning Services.
6. **COMMUNITY PLAYHOUSE EVENT ATTENDANT FEE**
Action: **Approved Pass On** of the Cost of an Event Attendant for the Playhouse for All Rentals (Excluding Lease Agreements and City Use).
7. **AWARD OF PROFESSIONAL SERVICES CONTRACT FOR TRAFFIC SIGNAL DESIGN AT TENNANT AVENUE/SOUTHBOUND HIGHWAY 101 OFF-RAMP INTERSECTION**
Action: 1) **Appropriated** \$160,000 in Additional Funds from Unappropriated Traffic Impact Fund Balance to This Project for Construction of Pedestrian Facilities, Road Widening and Additional Engineering; and 2) **Authorized** the City Manager to Execute a Consultant Agreement for Design and Preparation of Plans, Specifications and Estimates with Pinnacle Traffic Engineering, Subject to Approval by the City Attorney.

8. **AQUATICS CENTER PROJECT – NOVEMBER CONSTRUCTION PROGRESS REPORT**
Action: Information Only.
9. **APPROVAL OF REIMBURSEMENT AGREEMENT WITH SOUTH COUNTY HOUSING (JASMINE SQUARE APARTMENT COMPLEX)**
Action: 1) **Approved** an Appropriation of \$155,684 from the Current Year Unappropriated Traffic Impact Fee Fund Balance for Monterey Road Median Reimbursement; 2) **Approved** the Reimbursement Agreement; and 3) **Authorized** the City Manager to Sign the Reimbursement Agreement on Behalf of the City with South County Housing.
10. **ACCEPT AS COMPLETE THE 2002-2003 PAVEMENT RESURFACING PROJECT**
Action(s): 1) **Accepted** as Complete the Construction of the 2002-2003 Street Resurfacing and Reconstruction Project in the Amount of \$750,961.05; 2) **Directed** the City Clerk to File the Notice of Completion with the County Recorder's office; and 3) **Authorized** the Carry Over into CIP Project #519096 the Combined Total of \$229,471 from Both the Street Fund and RDA Fund Previously Budgeted but Unspent in Fiscal Year 2002-2003.
11. **APPROVAL OF SUBDIVISION IMPROVEMENT AGREEMENT WITH DEWEY AND CAROLYN KOSICH (APN 764-32-024)**
Action: 1) **Approved** the Subdivision Agreement and Improvement Plans; 2) **Authorized** the City Manager to Sign the Subdivision Improvement Agreement on Behalf of the City; and 3) **Authorized** the Recordation of the Map and the Subdivision Improvement Agreement Following Recordation of the Development Improvement Agreement.
12. **APPROVAL OF CONTRACT FOR INTERIM MAINTENANCE SUPERVISOR**
Action: 1) **Approved** the Agreement; and 2) **Authorized** the City Manager to Execute a Contract to Continue the Contract Services of an Interim Maintenance Supervisor.
13. **LIBRARY COUNCIL SUB-COMMITTEE RECOMMENDATION REGARDING SUBMITTING GRANT FOR ROUND THREE OF THE STATE LIBRARY BOND GRANT PROGRAM**
Action: **Authorized Application** for Round Three of the State Library Bond Grant Program Due January 16, 2004.
15. **MORGAN HILL POLICE FACILITY**
Action: **Awarded** Construction Contract to Stevelle Construction Company Incorporated in the Amount of \$1,699,000 for the Interior Construction of the New Morgan Hill Police Facility, Plus a \$114,000 Change Order Contingency; for a Total Price of \$1,813,000.
16. **ART EXHIBIT POLICY FOR THE COMMUNITY AND CULTURAL CENTER**
Action: **Directed** Staff to Implement the Policies and Art Exhibition Agreement as Presented.

17. **THIRD AMENDMENT TO AGREEMENT WITH THE LAW FIRM OF SHUTE, MIHALY & WEINBERGER, LLP**
*Action: **Authorized** the City Manager to Execute a Third Amendment to Agreement with the Law Firm of Shute, Mihaly & Weinberger, LLP.*
18. **RESOLUTION AMENDING THE RECORDS RETENTION SCHEDULE FOR THE CITY OF MORGAN HILL**
*Action: **Adopted** Resolution No. 5749, Amending the City's Record Retention Schedule.*
19. **ADOPT ORDINANCE NO. 1642, NEW SERIES**
*Action: **Waived** the Reading, and **Adopted** Ordinance No. 1642, New Series, and **Declared** That Said Title, Which Appears on the Public Agenda, Shall be Determined to Have Been Read by Title and Further Reading Waived; Title as Follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING DEVELOPMENT AGREEMENT, DA-03-05: DEWITT – MARRAD GROUP (APN 773-08-015).***
20. **ADOPT ORDINANCE NO. 1643, NEW SERIES**
*Action: **Waived** the Reading, and **Adopted** Ordinance No. 1643, New Series, and **Declared** That Said Title, Which Appears on the Public Agenda, Shall be Determined to Have Been Read by Title and Further Reading Waived; Title as Follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING AN AMENDMENT TO ORDINANCE NO. 1618, NEW SERIES, TO AMEND DEVELOPMENT AGREEMENT DA-02-09 FOR APPLICATION MMP-02-02: DEWITT – MARQUEZ TO ALLOW FOR A THREE-MONTH EXTENSION OF TIME FOR FINAL MAP SUBMITTAL AND A SIX-MONTH EXTENSION OF TIME FOR BUILDING PERMIT SUBMITTAL FOR FOUR (4) BUILDING ALLOTMENTS AWARDED IN THE 2002 RDCS COMPETITION (APN 773-08-014).***
21. **MINUTES OF SPECIAL CITY COUNCIL MEETING FOR DECEMBER 5, 2003**
*Action: **Approved** the minutes as written.*
14. **AGREEMENT WITH MORGAN HILL UNIFIED SCHOOL DISTRICT AND COUNTY OF SANTA CLARA FOR COOPERATION IN IMPROVEMENT OF BURNETT AVENUE**

City Attorney Leichter indicated that the School District has found that the County will charge it for an encroachment permit but that the County would not charge the City if it applies for the encroachment permit. She recommended the agreement be amended to allow the City to apply for the encroachment permit to save the School District money. She stated that the School District has drafted an agreement whereby they reiterate that they assume all responsibility and liability for the construction of the improvements.

Action: On a motion by Council Member Tate and seconded by Council Member Carr, the City Council, on a 4-0 vote with Council Member Chang absent, **Approved** Agreement for

Cooperation in Improvement of Burnett Avenue Between City, School District, and County; as amended by the City Attorney.

Redevelopment Agency Action

CONSENT CALENDAR:

Action: *On a motion by Agency Member Tate and seconded by Vice-chair Sellers, the Agency Board, on a 4-0 vote with Agency Member Chang absent, **Approved** Consent Calendar Items 22 & 23 as follows:*

22. **NOVEMBER 2003 REDEVELOPMENT AGENCY FINANCE & INVESTMENT REPORT**

Action: ***Accepted** and **Filed** Report.*

23. **DOWNTOWN REQUEST FOR CONCEPTS**

Action(s): ***Accepted** Status Report.*

City Council and Redevelopment Agency Action

CONSENT CALENDAR:

City Manager Tewes requested that item 26 be removed from the Consent Calendar

Action: *On a motion by Council/Agency Member Tate and seconded by Mayor Pro Tempore/Vice Chair Sellers, the City Council/Agency Board, on a 4-0 vote with Council/Agency Member Chang absent, **Approved** Consent Calendar Items 24 and 25 as follows:*

24. **AGREEMENTS WITH JOHNSON LUMBER**

Action: ***Authorized** the City Manager/Executive Director to do Everything Necessary and Appropriate to Execute and Implement the Agreements with Johnson Lumber, Including Making Modifications to the Agreements Subject to City Attorney/General Counsel Review and Approval, for a Loan of \$230,000 to be Repaid From Sales Tax Revenue Generated by the Project.*

25. **MINUTES OF JOINT SPECIAL AND REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING FOR DECEMBER 3, 2003**

Action: ***Approved** the minutes as written.*

26. **ANNUAL FINANCIAL REPORTS FOR FISCAL YEAR 2002-2003**

Jack Dilles introduced Mark McGeady, Senior Manager with the City's audit firm of Caporicci and Larson.

Mr. McGeady presented the annual financial report for the City and the RDA. He addressed the components of the financial statements. He stated his appreciation of the finance department staff's great effort in assisting with the audit.

City Manager/Executive Director Tewes said that staff looks forward toward accepting a certificate of achievement for excellence in financial reporting at a future Council meeting.

Action: *On a motion by Council/Agency Member Tate and seconded by Mayor Pro Tempore/Vice-chair Sellers, the City Council/Agency Board, on a 4-0 vote with Council/Agency Member Chang absent: 1) Accepted and Filed the Comprehensive Annual Financial Report for the Fiscal Year 2002-2003; and 2) Accepted and Filed the Financial Statements for the Redevelopment Agency for Fiscal Year 2002-2003.*

City Council Action (Continued)

CONSENT CALENDAR:

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, Approved Consent Calendar Item 27 as follows:*

27. SUBDIVISION, SD-03-01: McLAUGHLIN – SOUTH COUNTY HOUSING (JONES)

Action: *Took No Action, Thereby Concurring with the Planning Commission's Decision Regarding Approval of the Subdivision Map.*

City Council Action

PUBLIC HEARINGS:

28. ZONING AMENDMENT, ZA-02-16: DEWITT-MARQUEZ; SUBDIVISION, SD-02-11: DEWITT-MARQUEZ; AND SUBDIVISION SD-03-05: DEWITT-MARRAD GROUP
(Continued from 12/3/03) – ***Ordinance No. 1644, New Series and Resolution Nos. 5750 and 5751***

Director of Community Development Bischoff presented the staff report. He indicated that the resolution for the four lot subdivision contained an error and that a revised resolution has been forwarded to the Council.

Mayor Kennedy opened the public hearing. No comments being offered, the public hearing was closed.

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No. 1644, New Series.*

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council **Introduced** Ordinance No. 1644, New Series by Title Only, as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING AN AMENDMENT TO ORDINANCE NO. 1310, NEW SERIES, WHICH PREZONED 9.45 ACRES LOCATED ON THE WEST SIDE OF DEWITT AVENUE NORTH OF SPRING AVENUE FROM COUNTY HS, HILLSIDE TO CITY R-1 (12000)/SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT. THE AMENDMENT INCLUDES THE ADOPTION OF A PRECISE DEVELOPMENT PLAN FOR THE 21-LOT, 9.45-ACRE RESIDENTIAL PLANNED DEVELOPMENT (APNs 773-08-012 through -016) by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.***

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Carr, the City Council, on a 4-0 vote with Council Member Chang absent, **Adopted** Resolution No. 5750, Approving the Five Lot Tentative Map.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Carr, the City Council, on a 4-0 Vote with Council Member Chang absent, **Adopted** Resolution No. 5751, Approving the Four Lot Parcel Map, as amended.*

29. GENERAL PLAN AMENDMENT GPA-03-05; URBAN SERVICE AREA USA-03-05; ZONING AMENDMENT ZA-03-17; BURNETT-MORGAN HILL UNIFIED SCHOOL DISTRICT SOBRATO HIGH SCHOOL – Resolution Nos. 5752 and 5753 and Ordinance No. 1645, New Series

Director of Community Development Bischoff presented the staff report, indicating that the Planning Commission and the Urban Limit Line subcommittee recommend Council approval of the expansion of the urban growth boundary lines to expand the boundaries to incorporate the properties identified.

Mayor Kennedy opened the public hearing. No comments being offered, the public hearing was closed.

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, **Adopted** Resolution No. 5752, Approving the General Plan and Urban Growth Boundary Amendment.*

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, **Adopted** Resolution No. 5753, Approving the Urban Service Area Amendment.*

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No. 1645, New Series.*

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council **Introduced** Ordinance No. 1645, New Series, by Title Only, as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL PRE-ZONING 27.1 ACRES, FROM COUNTY A-20 TO PUBLIC FACILITIES FOR APNS 725-01-012 & 013 AND 0.7 ACRES FROM COUNTY A-20 TO R1-7,000 FOR APN 725-01-021 FOR APPLICATION ZA-03-17: BURNETT-MHUSD SOBRATO HIGH SCHOOL** by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.*

30. DEVELOPMENT AGREEMENT, DA-03-10: COCHRANE-COYOTE ESTATES – Ordinance No. 1646, New Series

Director of Community Development Bischoff presented the staff report.

Mayor Kennedy opened the public hearing. Dick Oliver indicated that he was present to answer any questions that the Council may have. No further comments being offered, the public hearing was closed.

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No. 1646, New Series.*

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council **Introduced** Ordinance No. 1646, New Series, by Title Only, as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING A DEVELOPMENT AGREEMENT, DA-03-10 FOR MP-02-14 COCHRANE – COYOTE ESTATES (APNS 728-35-008, 010; 728-36-001, 010)** by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.*

31. DEVELOPMENT AGREEMENT AMENDMENT DAA-00-05: MALAGUERRA-MANCIAS – Ordinance No. 1647, New Series

Director of Community Development Bischoff presented the staff report.

Mayor Kennedy opened the public hearing. No comments being offered, the public hearing was closed.

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No. 1647, New Series.*

Action: *On a motion by Council Member Tate and seconded by Mayor Pro Tempore Sellers, the City Council **Introduced** Ordinance No. 1647, New Series, by Title Only, as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING AN AMENDMENT TO ORDINANCE NO. 1597, N.S., AMENDING THE DEVELOPMENT AGREEMENT FOR APPLICATION MP-99-26: MALAGUERRA-ANSUINI/MANCIAS TO INCORPORATE A NINE-MONTH EXTENSION OF TIME FOR SIX, PHASE II UNITS OF THE 15-UNIT DEVELOPMENT. (APNs 728-35-016 & -017)/(DAA-00-05: MALAGUERRA – MANCIAS) by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.***

32. DEVELOPMENT AGREEMENT AMENDMENT DAA-00-08: BERKSHIRE-SINGH – Ordinance No. 1648, New Series

Director of Community Development Bischoff presented the staff report, indicating that the Planning Commission could not find that there were any delays, on the City's part, that would warrant an additional extension of time. He indicated that on a 4-1 vote the Planning Commission does not recommend an extension of time be granted. He informed the Council that since the Planning Commission's action on this request, the applicant has made significant progress by filing and recording the final map and pulling building permits for the 4-units. However, the applicant is still requesting the extension of time based on the unknown weather factor and whether or not he would be able to commence construction.

Mayor Kennedy opened the public hearing.

TK Singh, applicant, felt that he has complied with the requirement to record his map by September 23, 2003. When he was ready to submit the bond and the insurance papers required, he found that some of the endorsements on the insurance papers were still missing. When he requested that his insurer issue the endorsement, they declined his request. Therefore, he had to search for another insurer and that this took some time. He indicated that he could not attain the insurance endorsements by the time the Planning Commission convened on December 2, 2003 but received the insurance endorsement on December 3, 2003. He took these endorsements to the public works department and the map was recorded within a week. He also pulled building permits. He indicated that rain would not allow him to compact the land and fears that he would not be able to commence work on the project by December 31, 2003. He requested that the Council consider his request and grant a six-month extension, indicating that a three-month extension would suffice. Weather permitting, he would be able to begin construction any day. However, should it begin to rain, commencement of the project could be delayed. He assured the Council that there has been no delay on his part and that he has diligently been trying to pursue the project. He stated that he has proceeded with design of the stripping plans and the crossing for the Church located on the opposite side to ensure the proper coordination of the north and south side of the road.

Mayor Pro Tempore Sellers noted that Mr. Singh mentioned that a three month extension might be sufficient. He inquired whether a two-month extension would be sufficient.

Mr. Singh indicated that he requested a six-month extension because of the unstable weather season that may occur between December and March. He indicated that construction of the project is dependent on the weather conditions in order to optimize compaction. If the weather permits, he would commence construction as soon as possible.

No further comments being offered, the public hearing was closed.

Council Member Tate stated that he would like to minimize the amount of time to be given to this project. In these situations, he would almost always agree and support the recommendation of the Planning Commission. However, based on the fact that the applicant has come so far and is near to construction, he would like to see this project built. He suggested that the Council grant a six-month extension just in case an extended storm comes in, understanding that dry weather is needed to commence construction. However, he would like to see construction commence as soon as possible.

Council Member Carr said that he has expressed concern that the Council seems to rubber stamp extensions of time that come before it. He noted that this is the fourth extension of time before the Council for this project and that it seems that activity takes place before the extension request comes before the Council. He stated that he was not comfortable granting a six month extension but that he would support a shorter extension period (e.g., three-months). He stated that his concern with granting extensions of times is that the projects become an old product when they are ultimately developed and are not up to today's development standards, are not the most modern project and/or are not the kind of product that the City is striving to see with Measure P/Measure C. He expressed concern about continuing the practice of granting extensions of times. He stated that he would support granting a three-month extension but not a six-month extension of time.

Mayor Pro Tempore Sellers stated that he would support a three-month extension of time as there is some validity to the weather issue. He noted that Planning Commission minutes indicate that Commissioner Lyle suggests that if there is a case, that it be presented to the Council. He felt that there was enough of a case to approve a three-month extension. The Council needs to make it clear that Mr. Singh understands that this project will not come back to this Council with any hope of receiving another extension.

Mayor Kennedy said that he met with Mr. Singh and reviewed his documentation. He indicated that the background information was very difficult to get the project approved as it required the VTA, the County and the City's public works department's approval, noting that this was a lengthy process. He also reviewed the insurance certificate and that he did not believe that there was any intent on Mr. Singh's part to delay the project. As the developer has pulled the building permit, the most critical part of the project, he did not believe that there was any reason for Mr. Singh to want to delay the project other than the weather. Trying to predict weather would be difficult and that limiting the extension to three-months would not be appropriate. He stated his support of a six-month extension of time.

Mayor Pro Tempore Sellers said that should it rain for a three-month period on a continuous basis, Mr. Singh could return to the Council and explain his circumstances. He noted that Mr. Singh indicated that three-months would be a sufficient amount of time to commence construction.

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No 1648, New Series.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Carr, the City Council **Introduced** Ordinance No. 1648, New Series, as amended and as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING AN AMENDMENT TO ORDINANCE NO. 1622, New Series, AMENDING THE DEVELOPMENT AGREEMENT FOR APPLICATION MP-00-01: BERKSHIRE - SINGH TO INCORPORATE A ~~SIX~~ **THREE**-MONTH EXTENSION OF TIME FOR THE FOUR-UNIT PROJECT. (APN 764-23-054)/(DAA-00-08: BERKSHIRE - SINGH) by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.***

33. GENERAL PLAN AMENDMENT, GPA-03-06; ZONING AMENDMENT, ZA-03-02; AND DEVELOPMENT AGREEMENT, DA-03-02: McLAUGHLIN/CENTRAL-SOUTH COUNTY HOUSING (JONES) – Resolution No. 5754 and Ordinance Nos. 1649 and 1650, New Series

Director of Community Development Bischoff presented the staff report.

Mayor Kennedy opened the public hearing. Nancy Bright, project manager with South County Housing, informed the Council that she would answer any questions which it may have. No further comments being offered, the public hearing was closed.

Mayor Pro Tempore Sellers indicated that he confirmed that his residence is not located within 300 feet of this project.

Council Member Tate stated that he did not understand the unit count, indicating that there was reference one place to 18 units, 8 units in other places, and 16 units and 5 units in other portions of the report. He looked at the map and could only find 16 units. He did not understand the 5 unit portion of the project.

Mr. Bischoff indicated that the precise development plan was for the entire property consisting of 16 units. He clarified that there are 1 or more existing homes on the property which do not require an allocation and that this may further confuse the unit count.

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council, on a 4-0 vote with Council Member Chang absent, **Approved** the Mitigated Negative Declaration.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council, on a 4-0 vote with Council Member Chang absent, **Adopted** Resolution No. 5754, Approving the General Plan Amendment.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No. 1649, New Series.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council **Introduced** Ordinance No. 1649, New Series, by Title Only as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING A ZONING AMENDMENT ON A .30 ACRE AREA OF APN 726-24-023 CHANGING THE ZONING DESIGNATION FROM R-3 TO R-2/RPD AND APPROVAL OF A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY AND PRECISE DEVELOPMENT PLAN FOR A 16 UNIT R-2 (3,500)/RPD MULTI FAMILY LOW DEVELOPMENT LOCATED ON THE EAST SIDE OF MCLAUGHLIN AVENUE, NORTH OF CENTRAL AVE. (APNS 726-24-006, 007, 022, 023 & 024) by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.***

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council, on a 4-0 vote with Council Member Chang absent, **Waived** the Reading in Full of Ordinance No. 1650, New Series.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council **Introduced** Ordinance No. 1650, New Series by Title only as follows: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING DEVELOPMENT AGREEMENT DA-03-02: MCLAUGHLIN-JONES (APNS 726-24-006 & 007) by the following roll call vote: AYES: Carr, Kennedy, Sellers, Tate; NOES: None; ABSTAIN: None; ABSENT: Chang.***

34. DEVELOPMENT AGREEMENT AMENDMENT DAA-02-07: SHAFER-BAMDAD

Mayor Kennedy recused himself from this item.

Director of Community Development Bischoff presented the staff report, indicating that the applicant has had emergency surgery and is unable to be in attendance this evening. He stated that the applicant is requesting that this matter be continued to the Council's January 21, 2004 meeting.

Mayor Pro Tempore Sellers opened the public hearing. No comments were offered.

Action: *On a motion by Council Member Tate and seconded by Council Member Carr, the City Council, on a 3-0 vote with Council Member Chang and Mayor Kennedy absent, **continued** the public hearing to January 21, 2004 or the next scheduled meeting.*

City Council and Redevelopment Agency Action

PUBLIC HEARINGS:

35. ZONING AMENDMENT ZA-03-10/SUBDIVISION SD-03-08: WATSONVILLE-SOUTH COUNTY HOUSING

Planning Manager Rowe presented the staff report, addressing exceptions from the zoning standards that would be required to proceed with a proposed 12-unit two-story, single family attached ownership teacher housing project. He indicated that the proposed density for the project is 12.6 dwelling units per acre.

Mayor Kennedy resumed his seat on the dais.

Business Assistance and Housing Services Manager Maskell addressed policy issues that will have direct implications on the decision to be taken by the Council. The issues are as follows: Should the density of the project be reduced to comply with the zoning? What are the financial implications of reducing the density of the project? If the density is reduced, what becomes of the Measure P allocations committed to the project? Are some zoning exceptions more important to preserve than others? She indicated that South County Housing representatives and the architect, Jim Yee from the Dahlin Group were in attendance to address project alternatives to the 12-unit scenario.

Jim Yee, project architect, identified alternatives to the 12-unit development. He stated that he tried to face the challenge of developing a project that is friendly to the neighborhood, fronting the buildings to the street with the garages located to the rear. He tried to bring back the old sense of neighborhoods. The challenge was how to get more units onto the site. He felt that the project, as designed, would compliment the existing neighborhood. He noted that the garages are located to the rear and that he designed an architectural style that would compliment the existing neighborhood. The project was designed where you would see living spaces and no garages. One of the things he looked at was the FAR, the amount of building to lot area; indicating that the building to lot area is at 53%. He noted that the adjacent development has an average FAR of 59.9%. From this perspective, the project's lots and homes are smaller while the adjacent development meets the criteria but the homes are larger.

Council/Agency Member Tate noted that the Council has indicated that they would like to see more than seven units constructed. He inquired whether there were alternative designs between 7 to 12 units.

Mr. Yee displayed an 11-unit design. He felt that this design displays a lot of green to the amount of building. He said that this design affords a reasonable balance with regards to open space and building area and provides eight on site parking and five off site parking with increased open space.

Council/Agency Member Chang entered and was seated.

Jan Lowanthal, South County Housing, indicated that when this project was contemplated over a year ago, she knew that she was pushing the envelop in terms of looking at something that would be a cutting edge development in Morgan Hill. The design team explored some of the issues, bumping up against the existing zoning ordinance. She acknowledged that the project would be deviating from some standards but that thought has to be given to what is really the value of the standards and whether the City would be getting an acceptable trade off in return for the variances. She felt that the 12-unit proposal would work from a design stand point, notwithstanding the financial implications. She addressed the financial implications with lowering the number of units associated with the various scenarios. She said that 12-units would have an average cost of \$411,504 per unit; an 11 unit scenario would have an average cost of \$423,716; and the 7-unit scenario at \$499, 013. These three scenarios would result in an Agency contribution of \$898,044 to \$1,233,088 with a subsidy ranging from \$74,837 to \$176,155.

Council/Agency Member Carr said that the reason the Council/Agency got involved in this project was to help provide some housing for Morgan Hill teachers. He stated that it was his interest to try to help provide housing for young/beginning teachers so that they remain in this school district and become veteran teachers. He inquired whether a first, second or third year teachers earning \$35,000-\$45,000 would qualify for one of these homes.

Ms. Lowanthal responded that first year teachers would be able to afford these homes. In the 12-unit scenario, one-third of the units are targeted to entry level teachers; one-third for individuals of median income (\$70,000-\$80,000); and one-third for moderate income individuals. In the 11-unit scenario, there would be four units proposed for the entry level teacher. At the 7-unit scenario, there would be 2-moderate, 3-median, and 2 entry level units.

Mayor Kennedy opened the public hearing.

Dan Kenney, 241 Via Naretto, stated his support of affordable housing. However, he disagreed with the density of 12-units. He felt that the project should be designed with 6-8 units to avoid the need of the number of variances/exceptions. He stated his disagreement with the costs that were presented as he felt that they were inflated costs. He did not see the \$499,000 housing cost as being affordable, noting that units in his neighborhood are selling at the lower \$500,000. He did not know why it would cost more to build a less dense project. He stated his support of triplexes or the design of 2 or 3 triplexes to achieve 9-units. Another alternative would be to design duet units. He said that the entire neighborhood felt that 12-units were excessive as there is insufficient parking proposed, there is difficulty in making left turns onto Watsonville Road, and the existence of safety issues.

Keith Gangitano, 270 Via Naretto, stated that he has attended every meeting that relates to this project. He was pleased to see that some individuals are looking at the project with some clarity while being disappointed that others are not. He felt that the design team packed 12-units into the project, noting that the density does not work based on existing codes. He noted that 12 exceptions to the codes would be required. If this was a private builder in any other situation, it would not have made review this far. He

agreed that teachers need places to live as much as anyone else. He did not believe that this was a creative solution to house the community's teachers. He felt that a silent second program would be a good solution to give teachers an opportunity to choose where they live. This would also give the Council an opportunity to house teachers and give them the satisfaction of home ownership and a sense of community that others are fortunate to have. He stated that low income housing is not an issue; the issue is that the project is too dense. The teacher housing project is being proposed across from a mushroom farm that smells on some days. Traffic safety is an issue as well.

Ramana Devaraj, 255 Via Naretto, indicated that she has been involved with the development of the project from the beginning. She said that she has expressed her opinion at every meeting before the Planning Commission and City Council relating to this project. She has also written a few letters to the Morgan Hill Times. She stated that she is tired of expressing herself so many times and hopes that this would be the last time that she would have to express her concerns to the Council. She felt that the Council has all the information available that identifies where the plans violates building codes. She indicated that the City has undertaken many community projects that are master pieces and will shine like jewels. Unlike these community projects, she felt that the residential project would stick out like a sore thumb. The Council would set a precedent by letting a substandard project proceed with development. She requested that the Council not compromise the basic city codes because it could result in a disaster. She felt that it would be a disgrace to allow the 12-unit development to proceed as designed. She supported viewing design alternatives in the 6-8 unit range; a design that abides by all city codes. She recommended that the City design a project that does not violate density codes. She felt that a nice project should be built for teachers so that they will remain in the community.

No further comments being offered, the public hearing was closed.

Mayor Kennedy requested that the questions relating to the traffic issues raised be addressed.

Planning Manager Rowe indicated that Watsonville Road narrows down at the point past the project's intersection. The problem is the west bound traffic not having a dedicated turning lane as a driver is negotiating a movement while still in the travel lane. There is also a problem associated with site distance because of the way the road narrows. He said that a lot of the problem is attributable to the fact that Watsonville Road has not been completed east toward the intersection with Monterey Road. This creates difficult turning movements both entering the project and exiting the neighborhood. If a Watsonville Road right of way could be acquired, it would help mitigate the situation. Being able to acquire additional right of way from the adjacent property would allow the construction of a left turn pocket as well as a right turn lane.

Council/Agency Member Chang inquired as to the zoning (units per acre) of the residential two story projects located at Butterfield and Dunne Avenue.

Planning Manager Rowe responded that there are 14-15 units per acre in an R-3 zoning district, noting that this is an R-2 zoning district.

Council/Agency Member Chang said that it is possible to plan an attractive higher density project such as the projects located at Butterfield and Dunne Avenue. She inquired as to the problem the City is experiencing with this project.

Planning Manager Rowe responded that this is an R-2 zoning district and requires more exceptions to the zoning standards in this instance versus that of an R-3 zoning district. He noted that the other R-3 projects are rental units where this project is an ownership project and would necessitate access to a public or private street built to public street standards. In the R-3 zoning district, parking is aggregated in one area and the units are sited in a different location. This allows for the access driveways as they are not considered streets with all units being sited on one lot of record. He stated that there are different approaches on how properties develop in the different zoning districts. This project pushes the envelope in order to accomplish the objectives of ownership projects where each lot is owned individually with as many units as possible. In order to do so, the project required a number of exceptions as outlined in his presentation.

Mayor/Chairman Kennedy inquired about silent seconds and how they would work in a case like this.

Business Assistance and Housing Services Director Toy said that the project, as proposed, envisions having silent seconds for specific units. The silent seconds are loans that are paid back to South County Housing at the time the homeowner sells their units. He said that there are silent seconds that are not project specific. The City could state that there is a loan that could be borrowed to purchase a home if a teacher or police officer meets the requirements. If the requirements are met, an individual could be eligible for a loan, purchasing a home anywhere within the city limits. The difficult issue is that of the amount of the silent second and whether or not an individual can qualify for certain units. He indicated that the City is working on a city-wide silent second program as part of the affordable housing strategy that could be opened to all citizens in the community with priority given to targeted groups (e.g., teachers, police officers, fire fighters, school district employees, etc.).

Council/Agency Member Chang inquired whether a change in zoning of this property to an R-3 zoning district would trigger the identified code exceptions.

Planning Manager Rowe responded that a change in zoning to R-3 may reduce some of the exceptions. However, if the objective is to have an ownership project where you create individual lots of record, this would drive the number of exceptions more than anything else. He clarified that the City has stricter standards since the construction of the Creekside Village development relating to private streets.

Council/Agency Member Carr noted that safety concerns have been expressed about this project. He inquired whether the fire department has reviewed the plans.

Planning Manager Rowe indicated that the fire department expressed concern with the insufficient turn around for fire truck maneuvering. He said that the fire department reviewed two reiterations of the plans and that the plans before the Council were the ones that the fire department found acceptable. The Planning Commission still expressed concern even though the fire department signed off on the plans due to the size of the turn around for fire trucks.

Mayor Pro Tempore/Vice-chair Sellers stated that he was anxious about the 12-units based on the interior space and the usability of the space to make it viable for the residents who would reside in these units, minimizing any impacts to the adjacent residents. He applauded the creativity of the design. He recommended that the design include some of the visible space. He understood why it makes sense to place the frontage on Watsonville Road. However, the fact that the project is fronting Watsonville Road and the fact that the project is across the street from an unattractive facility, parents would not allow their children to be in the front yards. Thus, more reason to have an interior space that is viable. He stated that the Creekside project does not have space that is usable based on frontage. There have been problems in getting through the Creekside project and you tend to see a line of cars parked along Dunne Avenue. The overflow parking is not an issue associated with the Creekside project but would be a bigger issue in this area. He expressed concern with this impact on the neighborhood. He would support the 12-unit project based on the compromises and applauded the creativity in being able to figure out all the issues. He would support investigating purchasing the adjacent property. He requested additional creativity in the subsequent consideration/exploring financing alternatives such as the Housing Trust. He stated that this is not the final decision and that there were a few design issues that he would like to continue to think about, explore, and consider.

Mayor/Chairman Kennedy recommended the use of Redevelopment Agency housing funds to mitigate/correct the traffic concerns that have been raised such as acquiring the land that is needed to make the turning movement safe. He noted that the City does not want to create a safety hazard. He said that the residents of the Countryside development are pleased with the way that project was designed. He requested that the design team look at the Countryside design, particularly the units to the rear to see if some of the concepts used in that project could work in this project. He felt that the solution would be that of creativity versus the number of units. He recommended that access to the Llagas Creek trail be designed into the project, if possible.

Council/Agency Member Tate did not believe that it was the issue of which zoning exemptions were more important to preserve than others but felt that it was the sum total of exemptions that creates the problem. If the City needs to violate all zoning standards, some fairly significantly and some not so significantly, the project got too dense. He felt that the creativity and innovation used was helpful to find out the maximum number of units that can be accommodated in the project. He expressed concern that the proposed density may be too much. He noted that the Council was shown one alternative that was between 7-12 units, with 11 units appearing to be the number. He felt that the City could do some things financially to mitigate some of the problems. There may be a way to look at a 10-unit design that would be accepted. He did not believe that anything less than 10 units would accomplish what the City would like to accomplish in terms of housing affordability. He noted that the design team did not show the Council what the implications would be going from 12 to 11 units in identifying the zoning problems. He would like to see the impact to zoning/exceptions associated with a 10 or 11 unit project. He noted that the City needs to decide what should be done with the excess Measure P allocations.

Council/Agency Member Carr noted that the Council is struggling with this project. He indicated that he requested that this project come before the Council this evening in order to discuss the variances required. With staff's explanation, he understands what is being asked in terms of the variances. He felt

that there were acceptable tradeoffs to variances. He said that the Planning Commission's role is to try and uphold all of the municipal and zoning code requirements. However, the Council's role is much bigger, broader and more significant than this. The Council is trying to provide a housing project that is unique that provides a direction/benefit. The Council/Agency has to weigh what the benefit is against the variances and whether they balance out. The important issue to him is the affordability of the units. This is the reason he supported more than 7-units. He did not believe that the City would achieve the affordability being sought in a 7-unit project. Perhaps the community is not ready for a unique, different, and/or innovative residential project. He felt that the City was and that this was the reason he was willing to support the project and move forward with it. It was his hope that the project would be able to proceed and that he would be willing to consider the items suggested such as looking at a 10 or 11 unit project that will give the City and future homebuyers a significant benefit. He would like to make sure that every dollar spent on this project brings back the benefit desired. The Council/Agency will need to look at this when this project comes back in order to weigh them out. He would like to see the City do something different and unique or the Council can scrape the project and start over. If the units are dropped too low, perhaps the City could look at silent seconds. If the project does not provide the affordability of the units for the audience the Council is trying to target and benefit, there may not be a lot of interest in doing the project at all.

Mayor/Chair Kennedy stated that the objective of the meeting at this point was to provide direction to staff and to the applicant regarding appropriate project modifications. He noted that the Council/Agency has done so. He stated that the design team will bring something back for Council/Agency consideration.

Action: **No Action Taken.**

36. TRAIN DEPOT BUILDING RENTAL – CAFÉ Y'A BON – Resolution Nos. 1755 and MHRA 247

Business Assistance and Housing Services Manager Maskell presented the staff report. She indicated that the tenant improvements would be general purpose improvements.

Mayor Kennedy opened the public hearing. No comments being offered, the public hearing was closed.

Mayor Pro Tempore/Vice-chair Sellers indicated that he had the opportunity to work with staff at the beginning of the process and that he was pleased to see that a resolution was found. He felt that the process took longer than it should have, noting that this was a unique project. It was his hope that the next project would not take as long to process. He indicated that basic, standard improvements are being made. He was confident that Café Y' Bon has the commitment as well as the resources to make this a successful endeavor. He also felt that the City was covered in the event that something was to change. He stated his support of this project.

City Council

Action: *On a motion by Council Member Tate and seconded by Council Member Carr, the Council unanimously (5-0) **Adopted** Resolution No. 1755, Approving Lease Agreement (the “Lease”) with Café Y’A Bon, an Espresso Bar LLC (“Y’A Bon”).*

Redevelopment Agency

Action: *On a motion by Council/Agency Member Tate and seconded by Council/Agency Member Carr, the Council/Agency Board unanimously (5-0) **Adopted** Resolution No. MHRA-247, Approving Lease Agreement (the “Lease”) with Café Y’A Bon, an Espresso Bar LLC (“Y’A Bon”).*

Action: *On a motion by Council/Agency Member Tate and seconded by Council/Agency Member Carr, the Council/Agency Board unanimously (5-0) **Authorized** the Executive Director to Execute a Loan Agreement (the “Loan”) in the Amount of \$20,295 with Y’A Bon, and Do Everything Necessary to Implement the Loan and Related Agreements.*

City Council Action

OTHER BUSINESS:

37. COMMUNITY INDOOR RECREATION CENTER – SENIOR AND YOUTH BUILDING SPACES AND PROGRAMMING

Deputy Director of Public Works Struve presented the staff report. He indicated that the last time the indoor recreation center was before the Council was on October 22, 2003 and that staff received the Council’s approval to move forward with the schematic design, including design development. Also, at that meeting, the Council directed staff to go back and work with the youth and seniors on their specific building space needs. He indicated that staff has done this with workshops being held on November 17 and 18, 2003 with youths and seniors. Staff followed up with their suggestions, returning to the youths and seniors the first week of December. He stated that the revised floor plan is within the square footage of the approved schematic design. He indicated that Janet Tam was in attendance to review the elements of the revised floor plan. She would also address potential building expansion. He stated that Recreation and Community Services Manager Spier will address the programming policies discussed with the youth and seniors relative to the spaces to be shown within the recreation center. He indicated that the project is currently at 50% design development. In late February or March 2004, staff will return to the Council seeking approval for 100% design development. At this point, the project will proceed with the construction documents. He stated that the project is on budget and on schedule. He said that the CEQA document has been prepared and is being circulated for comment.

Janet Tam, Noll and Tam, indicated that focus was given to senior and youth spaces in the development of the overall building. She met with an informal senior group to understand their needs and to talk about the programs being proposed. Discussed was what programs were still appropriate and what programs they felt were missing. During the workshop, alternatives were presented to reconfigure space, making the senior area more flexible. Following discussions, she reconfigured spaces to provide

two multi purpose rooms: one smaller multi purpose room to be used for smaller functions at about 300 square foot; and a larger multi purpose activity room consisting of approximately 430 square feet. An aspect that came out of the workshop was the importance of a dedicated shared computer area. Another important aspect was to provide an appropriate senior entrance so that the distance from the entry to the parking would be close. She felt that everyone came away understanding what the seniors would like to see and understood what programs they would like to see. She also met with the youth group to determine needs and identified the programming space, indicating that the seniors and youth both have dedicated outdoor space. She stated that she also met with both the youth and senior advisory committees and that the plans have been revised to incorporate their programming needs, including a shared mini kitchen. She addressed the idea of the expansion of the indoor recreation center. She said that it was a critical issue that needs to be addressed at this time because the placement of the building would impact roads and landscape features. She did not believe that the City would want to expand into areas that would be torn down to accommodate future expansion. Discussed at the indoor recreation subcommittee meeting were the different types of expansions that would make sense with a building such as this one. She said that in the west wing, what makes sense is to expand the multi purpose room from 2,000 to 4,000 square feet. The kitchen would remain the same size. On the recreational side or the east side of the building, there are a couple of expansion possibilities. The most likely areas that would allow expansion would be another half-sized basketball court and a fitness area. The subcommittee felt that it made sense to work with the proposed plans and limit the expansion to 5,000 square feet. This would allow the building foot print to remain as it exists today. She indicated that you would not be able to expand the gym under this scenario.

Mayor Kennedy recommended that the fitness area be located near the aerobics area to accommodate expansion of the gym. He indicated that he would like to keep options open in order to allow expansion of the gym to the west.

Mayor Pro Tempore Sellers said that the indoor recreation subcommittee wanted to allow an opportunity for future expansion, if possible. However, the reality is that the expansion would not occur until 5 or 10 years down the road. The subcommittee did not want to give too much definition as it was concerned about the integrity of the entire project. Discussed was the location of the detention ponds and the road on the corner that might necessitate site acquisition and a number of other things that would need to occur. The subcommittee was able to find some significant dedicated space for the multi purpose room, doubling the size in the future without too much effort, moving to the south. You could be looking at the realignment of the gym and aerobics room, indicating that there may not be a need for aerobics down the road.

Mayor Kennedy said that if you swapped the fitness and aerobics room, a larger gym facility could be constructed with a portion of it being used for aerobics, initially. If there was a need to grow at a future date, the aerobics portion could be relocated.

Ms. Tam said that uses of the gymnasium and the aerobics are different as programmed at this time. She indicated that the gymnasium has a requirement of a 27-foot ceiling clearance for volleyball. If the City wants to expand the gymnasium at a later date, it has a different requirement, spatially, than something

like an aerobics room. She indicated that this could be costed out such that the gymnasium would be elongated, with a rectangular space to be used for fitness or aerobics.

Recreation and Community Services Manager Spier addressed the policies related to Exhibit G. She indicated that the Council requested, at the October 15, 2003 meeting, that staff take a further look at the programming possibilities within the indoor recreation center. She identified the following seniors' recommendations: 1) The seniors would like to see a policy that the center is to be opened Monday through Friday, 8 a.m. to 2 p.m. to accommodate the senior nutrition as a drop in program. 2) Other areas would be an open senior component. 3) Specialized programming costs to be passed on to the senior users. 4) General areas of the center to be made available to the senior community (e.g., pick up game in the basketball area, swim area). 5) If seniors to partake in swim lessons or aerobics and there is an instructor cost, the cost is to be passed on to senior users. 6) Senior residents may be required to purchase a yearly pass card at a minimum rate (e.g., \$10 per year). Non resident charge to be determined. 7) Programming spaces have been accommodated as identified this evening that includes a warming kitchen. 8) The seniors agreed to an intergenerational shared use of the computer room. She indicated that the youths recommendation include the following: 1) Dedicated space on the youth wing on a drop in basis. 2) The youth between 10-13 year olds would like to be separated from the 14-17 year olds. Therefore, programming hours need to be discussed to accommodate the two age needs. Also, discussed were non resident teens joining the community teens. 3) Youths would like to share their game space during the day. 4) Student discounts, recognizing which students would be allowed to participate in the drop in program. She stated that the Senior Advisory Committee would like to continue discussions on the development of a programming policy that would be brought back to the Council. She indicated that the seniors would like to utilize portions of the Community Center that would not be an impact to staff or the City's operating costs. Staff has agreed to return to discuss policies and implement programs at the Community Center with the youth of the community. She indicated that she sent an e-mail to the YTRS groups which are the youth and teen coordinators and supervisors; receiving information from these groups. She said that they were pleased to hear that the City is proposing a dedicated computer room.

Mayor Kennedy opened the floor to public comment.

Mark Grzan expressed concern regarding the teen center based upon his contact with the recreation community, particularly his own personal experience as a recreation administrator for the City of Sunnyvale. In looking at the design being presented this evening, they are similar to the one designed by the City of Sunnyvale. He indicated that there were few teens that used the Sunnyvale facility and that the City of Sunnyvale eventually closed the facility. When this occurred, there was a public up roar. The City of Sunnyvale kept its center open for just a little bit longer, but again, no teens showed up, resulting in the closure of the facility once again. He noted that the City of Sunnyvale does not have a current teen program but opened up a teen café not too long ago and then closed it. In calling other communities to see what they had in terms of teen programs, he found that they do not have a strong teen program because this is a difficult population to program based on the transient nature and the types of activities youths are into. He inquired how youths would access the center, how many youths would be accommodated, and what activities would be planned for the youth. He said that the City of Sunnyvale conducted a study and found that teen programs were successful if held at schools. He did

not know how 12-15 year old youths would access the facility. He felt that a lot of money is being spent on a traditional teen model that may not be successful in Morgan Hill and the City may be faced with having a facility for teens that is not utilized. He requested that the City study this issue further. He recommended that staff be directed to investigate what surrounding cities are doing for teens; what they have found to be successful; and what was found not to be successful. It was his hope that more information could be brought back to the Council as he was not sure that this was the right direction to go.

John Brice, 995 La Vista Court, indicated that he used to work for the City of Brisbane. This City opened up a teen center. From the day that the facility opened, the facility was packed and used by the youth. He said that his 13-year old daughter cannot wait for this facility to open up.

No further comments were offered.

Council Member Tate complimented Ms. Tam for her ability to incorporate youth and senior comments into the design of the facility. He felt that the facility has come a long way and was pleased to see that the computer room was incorporated into the design. He stated that he shared some of the concerns as expressed by Mr. Grzan and that he understands the possibility of success as addressed by Mr. Brice. He recommended that the City sample different types of programming for the youth to see what they would endorse.

Mayor Kennedy said that he and Council Member Tate have been talking to individuals in the community about a possible interim youth center. He said that there is a commitment for one location at the Tennant Station Shopping Center. As he looks at the plan for the youth center, he sees foosball, pool tables, and game activities. If the City is able to acquire some of this equipment early, the City can start some of the programming at an interim center to get a sense of what works/does not work, providing activities for youth at this time. This would give the youth a place to go, noting that there is no place for the youth to recreate. He stated that he and Council Member Tate are looking at options for a temporary facility.

Mayor Pro Tempore Sellers indicated that the indoor recreation subcommittee is considering the concerns raised by Mr. Grzan. He said that John Remy with the YMCA has been a very active participant. He indicated that Mr. Remy pointed out that in the opening of a similar facility; the use was slower than hoped. He became anxious and some of the YMCA Board members were questioning the facility. The facility built on itself and is now an extremely popular facility. He noted that the City would be offering a wide variety of activities that would be made available and will be utilized, such as the computer component, providing a mutual variety of activities. He stated that he would like to work with the entire Council, returning to the subcommittee to discuss how it can make some of the components take place earlier so that it is better on the day the facility is opened.

Council Member Carr stated that he too had the access concerns and whether the teens will show up to use the teen center. He was pleased to hear Mr. Brice's comments confirming that there are places where teen centers are successful. He requested that staff investigate how the site would be accessed by the youth, identifying the closest bus stop, and what can be done with VTA to make the bus stop closer

to the facility. He wanted to know what the youth population would be within an acceptable walking distance and what the safe routes to the site are. Can these routes be highlighted, making them safer (e.g., trails along the creek, access to Paradise Valley). He requested that Ms. Tam and her team take a look at alternative uses for the space should the facility not be used by youth. He recommended that thought be given to alternative use(s) in case the City needs to revamp some of the site in a few years. He stated that it sounds like the programming workshops went well. The Council now has some programming ideas on how the intergenerational space will work. He inquired as to the timeline based on the ongoing discussions about the library. He felt that there will be a day that the Redevelopment Agency/Council will need to make some very difficult and real decisions about dollars. He expressed concern about moving forward too quickly on this project without knowing the timeline of when Council Member Tate would be returning to the Council with his ideas on the library. The sooner the Council addresses this issue, the better off the City will be.

Mayor Kennedy said that as soon as possible after the first of the year, a meeting will be held to discuss library alternatives.

Council Member Tate said that the library subcommittee is trying to put together library alternatives. The library subcommittee would like to present the scenarios to the public and receive feedback. He felt that the library subcommittee could get some library scenario information back to the Council along the February 2004 timeframe and receive public input in March 2004.

Council Member Carr felt that the library subcommittee would return with whatever the library plan would entail and would include more Redevelopment Agency dollars than originally earmarked for the library. He expressed concern as to where these dollars would come from.

Council Member Tate said that the library subcommittee is making the assumption that they are living with the \$5.5 million earmarked for the library from Redevelopment Agency funds and other funding sources that would take the total cost to approximately \$7 million.

Council Member Chang stated that the City has some Measure P monies coming in from development fees (e.g., park maintenance, public facilities, etc.). She recommended that the current library site be expanded, using the \$7 million and looking at funds from Measure P developer fees that are unallocated to date.

Mayor Kennedy said that the library subcommittee is looking at four different scenarios. The one identified by Council Member Chang is one of the scenarios: expanding the existing library. The subcommittee is proposing to narrow down the viable options, looking at ways to leverage funds that exist. He said that the subcommittee has not spent too much time looking at other funding sources. He felt that Council Member Chang's suggestion was a good one and should be explored.

Council Member Tate recommended that the discussion of whether the City can look at other funding sources within or without the RDA be agendized.

Council Member Carr felt that the library subcommittee should be able to expend beyond what has been earmarked out of the RDA funds to date. He inquired as to the next mile stone?

Deputy Director of Public Works Struve said that the next mile stone would be returning to the Council with 100% approval of the design development. He said that architectural monies are being spent on this project.

Council Member Carr noted that it was indicated in the staff report that by late February or March 2004 there would be approval of the design development. However, if the Council was to state that it wants to push this time approval back and hold off on spending more money until such time the Council has the other discussion, he inquired whether this would throw the project off six months or three-four weeks.

City Manager Tewes said that if at the presentation of the design development drawings the Council concludes that it is not the project that it wants, it would throw the schedule off by more than a month. He said that the reason that staff is proceeding with this schedule is attributable to the fact that a majority of the Council directed staff to follow this schedule.

Mayor Pro Tempore Sellers said that the funds that have been expended to date will not result in a significant increase in the amount that would be expended. He stated that there are already commitments made and expenditures allocated. Therefore, getting to this point will not cost the City a lot more in terms of dollars than have already been spent. However, it will cost the project momentum. He also felt that it was a good faith effort as individuals have been hired to perform a job. He felt that these individuals have other commitments and other subcontractors trying to work through the drawings as well. He did not believe that it was a financial issue but would be a significant change in direction if this was to happen. He recommended that the City continue on the course of action with the understanding that there would be a discussion that would take place within the next few weeks.

Mayor Kennedy recommended that Council Member Tate/staff return with the library report in January 2004.

Council Member Carr felt that the sooner that Council Member Tate returns to the Council with library information, the better off the Council will be.

Council Member Tate felt that a broader discussion needs to take place than what the City is working on at this time. He said that parameters have to be placed around all the alternatives being looked at irregardless of the funding.

Action: *By consensus, the City **Received** the Staff Report on Senior and Youth Building Spaces and Programming Workshop; and **Directed** staff to agendize the Library Subcommittee report at the later part of January 2004.*

38. REPORT FROM MEMBERS OF THE CITY/SCHOOL LIAISON COMMITTEE REGARDING JOINT PLANNING FOR CITY AND SCHOOL FACILITIES

Council Member Carr indicated that he, Council Member Tate and City Manager Tewes took this item to the City-School Liaison Committee to form a joint task force to talk about facilities and joint planning for city and school facilities. He noted that the School District and the City have facility needs. If there are ways to be thinking about these needs together it is felt that both agencies would be better off. It is hoped that it would be tight in scope and short in duration so that the Committee can move along and return to both agencies with recommendations. He informed the Council that the School approved this item Tuesday night at their special meeting and appointed two board members with the parameters identified.

Council Member Chang indicated that her office is located next door to Britton Middle School. She inquired whether she could discuss this item.

Mayor Kennedy clarified that discussion is not just about the library site but of all public facilities.

Council Member Carr indicated that the Britton Middle School would be a large part of the discussion as it is a significant piece of property located in the middle of the downtown. If there are things that the City should be talking with the School District about when the new high school opens and they transfer students from this site, he felt that these discussions should be taking place sooner rather than later.

City Attorney Leichter said that the only action being taken this evening is appointing two members to serve on this committee that will be charged with a very broad scope. However, should Council Member Chang feel that it is reasonably foreseeable that what happens as a result of this committee would have a material financial affect upon the value of her property; it would be up to her to decide whether to step down. She did not see an immediate direct conflict at this time but that there is a potential for an indirect conflict of interest in the future.

Council Member Chang stated that she was not sure where all the money is coming from in working with the School District. If the School District is unloading facilities, it may mean that the City is buying/acquiring facilities.

Council Member Carr said that his interest in bringing this to the City-School Liaison Committee and getting their approval and bringing it to the Council this evening is attributed to the fact that there are actions taking place that the City and the community is missing out on. He felt that filling in the swimming pool at Britton Middle School was a mistake but that the School District did not have any other options. This action took place so quickly that the City was not able to have a discussion with the School District about this action. He felt that there were School District actions that will be taking place that will be affecting the City. The City will also be taking actions that may be affecting the School District as well. The thought was to see if a process can be put together to talk about facilities. He noted that not being discussed is dollars or acquiring property. He felt that the City should be talking to the School District about what the City is doing and vise versa to see how best to coordinate these efforts.

Mayor Pro Tempore Sellers expressed an interest in serving on this committee and helping in this effort.

Mayor Kennedy indicated that he discussed appointment to this committee with Council Member Tate. He recommended that the City-School Liaison Committee Council members serve on this committee (Council Members Carr and Tate).

Mayor Pro Tempore Sellers requested that opportunity be given to Council members to provide input to this committee.

Mayor Kennedy indicated that there are four scenarios for the library: 1) the Britton Middle School site, 2) the Sunsweet property in the downtown, 3) expansion of the current facility; or 4) build a new library at the civic center site.

Mayor Kennedy opened floor to public comment. No comments were offered.

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Chang, the Council unanimously (5-0): 1) **Approved** the Formation of a Joint Planning-Working Group on School and City Facilities; and 2) **Ratified** the Mayor's appointment of Council Members Carr and Tate to serve on the Joint Planning-Working Group.*

39. AGREEMENTS FOR FINANCIAL ADVISORY AND BOND COUNSEL SERVICES IN CONNECTION WITH POLICE FACILITY FINANCING

Director of Finance Dilles presented the staff report.

Mayor Kennedy opened the floor to public comment. No comments were offered.

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council unanimously (5-0) **Authorized** the City Manager, on behalf of the City, to Enter Into an Agreement with RBC Dain Rauscher Inc. for Financial Advisory Services.*

Action: *On a motion by Mayor Pro Tempore Sellers and seconded by Council Member Tate, the City Council unanimously (5-0) **Authorized** the City Manager, on Behalf of the City, to Enter Into An Agreement with Richards, Watson & Gershon for Bond Counsel/Disclosure Counsel Services.*

FUTURE COUNCIL-INITIATED AGENDA ITEMS

Mayor Pro Tempore Sellers requested clarification as to the Council's January 2004 meeting schedule. He noted that the Council agreed to meet on January 14 and January 28, 2004. He indicated that he would prefer not to meet on January 21, 2004 unless there is a reason to meet.

City Manager Tewes informed the Council that it previously cancelled the meeting of January 21, 2004 because at the time, the Council thought it was going to an offsite conference. He noted that this is no longer the case and that the January 21, 2004 date is available for a meeting. He indicated that he is aware of at least two other items that Council members have indicated to the public that it wanted to

hear on January 21: 1) the medical services objectives; and 2) the water rate increase public hearing. He said that there is a third item that relates to the adoption of second readings of ordinances. If the Council does not meet on January 21, 2004, a regular meeting date, it would result in the ordinances introduced this evening not being adopted until February 2004. Individuals affected by the zoning and development matters may be concerned about the fact that the ordinance would not be adopted until February 2004.

Council Member Chang indicated that she has a scheduling conflict the last week of January 2004.

Action: *By consensus, the Council **agreed** to hold it's regularly meeting of January 21, 2004 and cancelled its January 28, 2004 meeting.*

ADJOURNMENT

There being no further business, Mayor/Chairman Kennedy adjourned the meeting at 10:36 P.M.

MINUTES RECORDED AND PREPARED BY:

IRMA TORREZ, CITY CLERK/AGENCY SECRETARY



CITY COUNCIL STAFF REPORT

MEETING DATE: *January 14, 2004*

**APPEAL OF FINDING OF INCONSISTENCY WITH THE
GENERAL PLAN AND REJECTION OF MEASURE P
APPLICATION MP-03-09. APPEAL APPLICATION AP-03-
07: W. MAIN – VIERRA.**

RECOMMENDED ACTION(S):

1. Open/close the Public Hearing
2. Council discretion. Should the City Council wish to grant the appeal, adoption of the attached resolution is recommended.

EXECUTIVE SUMMARY: Section 18.78.100(A) of the Municipal Code requires city staff review of Measure P applications to determine whether or not the proposed projects would conform to the City's General Plan. Under Section 18.78.100(B) of the Municipal Code, projects which do not conform to the General Plan may not be accepted for processing under the City's Residential Development Control System.

The project site is a 4.54 acre parcel located at the west end of West Main Avenue. The easterly 40 percent portion of the site is designated Single Family Low and is zoned R-1, 12,000. The westerly 60 percent, generally uphill portion of the site is designated Open Space on the General Plan. The minimum lot size in the Open Space district is five acres. As proposed, the project would subdivide the property, including that portion designated Open Space into six lots and establish building envelopes for four of the lots on the portion of the site designated as Open Space. Locating four homes in the Open Space zone where the General Plan would allow only one is inconsistent with the General Plan. Given the above determination, the application was not accepted for processing.

The applicant, in his appeal letter (attached), believes the project is consistent with the intent of the General Plan because it preserves in open space, areas above the 500 foot ground elevation, consistent with Goal 4 of the Open Space and Conservation Element of the General Plan.

In considering the appeal, the City Council may do one of the following: 1) affirm the decision of the Community Development Department to reject the application on the basis of the nonconformity with the plans (General Plan and Zoning Code), 2) reverse the decision by finding that the proposed development is in conformity with the plans, or 3) permit the applicant to modify his proposed development to bring it into conformity with the plans. If the plans were modified such that the building envelopes would be located only within the portion of the site zoned R-1, 12,000, the application could be accepted for processing.

Adoption of the attached resolution is recommended should the City Council wish to grant the appeal and allow the Measure P application to be processed as filed. Section 1 of the Resolution includes findings that the project is consistent with the General Plan because the Open Space designation on El Toro Mountain is intended to apply only to those areas above the 500 foot elevation. The project would be consistent with the General Plan because these areas would be preserved in open space on the proposed plan.

FISCAL IMPACT: No budget adjustment required.

Agenda Item # 8

Prepared By:

Planning Manager

Approved By:

**Community
Development Director**

Submitted By:

City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING APPEAL APPLICATION AP-03-07: WEST DUNNE – VIERRA; FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR A FIVE UNIT SINGLE FAMILY RESIDENTIAL PROJECT AT THE WEST END OF WEST MAIN AVENUE. APPLICATION MMP-03-09: WEST MAIN - VIERRA. (APN 773-06-009)

WHEREAS, The City Council has authorized a Residential Development Control System (Measure P) competition to be held during Fiscal Year 2003-04 for award of residential building allocations to be built during Fiscal Year 2005-06; and

WHEREAS, Sections 18.78.100A and 18.78.190A of the Morgan Hill Municipal Code require the Community Development Director (Planning Officer) or designated staff to review each application submitted for a Measure P competition and determine whether or not the proposed development conforms to the City's General Plan and site development standards as set forth in Chapter 17.34 and Title 18 of the Morgan Hill Municipal Code. Proposed developments that do not conform to the city codes as cited above shall be rejected unless the City Council permits the applicant to modify his proposed development to bring it into conformity with the plans; and

WHEREAS, The Planning Officer has determined that the project as proposed would not conform to the General Plan. The westerly 60 percent portion of the site is designated Open Space on the General Plan. The minimum lot size in the Open Space district is five acres. As proposed, the project would subdivide the property, including that portion designated Open Space into six lots and establish building envelopes for four of the lots on the portion of the site designated as Open Space. Locating four homes in the Open Space zone where the General Plan would allow only one is inconsistent with the General Plan. Given the above determination, the application was not accepted for processing; and

WHEREAS, said action was appealed to the City Council as provided in Sections 18.78.100B and 18.78.190B of the Morgan Hill Municipal Code; and

WHEREAS, such appeal request was considered by the City Council at their meeting of January 14, 2004, at which time the City Council granted the appeal thereby allowing the applicant to modify his proposed development to bring it into conformity with the General Plan and Zoning; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

**NOW, THEREFORE, THE MORGAN HILL CITY COUNCIL DOES
RESOLVE AS FOLLOWS:**

SECTION 1. Although the proposed development would establish four building sites for residential development in an area designated Open Space on the General Plan Land Use Map, the City Council finds that the proposed development would consistent with the General Plan because the Open Space designation on El Toro Mountain is intended to apply only to those areas above the 500 foot elevation. The project would be consistent with the General Plan because these areas would be preserved in open space on the proposed plan.

SECTION 2. The proposed development is hereby accepted for processing under the current fiscal year Residential Development Control System (Measure P) competition.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Special Meeting held on the 14th of January, 2004 by the following vote.

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

☞ CERTIFICATION ☞

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Resolution No. , adopted by the City Council at a Special Meeting held on January 14, 2004.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: _____

IRMA TORREZ, City Clerk



CITY COUNCIL STAFF REPORT

MEETING DATE: *January 14, 2004*

RESOLUTION AUTHORIZING THE SANTA CLARA COUNTY FIRE MARSHAL TO ABATE WEEDS

RECOMMENDED ACTIONS:

1. **Open/Close** Public Hearing.
2. **Adopt Resolution** authorizing the Santa Clara County Fire Marshal to Abate Weeds.

Agenda Item # 9

Prepared By:

Asst. to the City
Manager

Submitted By:

City Manager

EXECUTIVE SUMMARY: In anticipation of the 2004 Hazardous Vegetation Management Program, Hazardous Vegetation Management Program Notices have been mailed to property owners in Morgan Hill whose properties have been identified as having, or potentially having, a problem with hazardous vegetation. In addition, notice of this public hearing has been published in the newspaper per Government Code Section 39556.

The purpose of this hearing is to allow property owners to object to having their property in the 2004 Hazardous Vegetation Management Program (copy attached). The list of properties in the Program has been posted at City Hall for ten days prior to this public hearing as required.

The City controls the growth of hazardous vegetation under the authority set out in Chapter 8.20 of the Morgan Hill Municipal Code and in Government Code Sections 39560 and following. The City has a contract with the Santa Clara County Fire Marshal's Office which provides for County abatement of the property if the property owner does not maintain the property as required. If the work is completed by the Fire Marshal's Office contractor, costs for the work are added to the owner's property tax assessment. Properties on the Hazardous Vegetation Program have been inspected by the Fire Marshal's Office and found to have unsafe vegetation during the growing season. Once a property is added to the Program, it remains on the program for three years.

FISCAL IMPACT: The Hazardous Vegetation Management Program is user fee supported. The per-lot assessment includes the actual costs for controlling vegetation plus the overhead cost to provide the service.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL INSTRUCTING THE SANTA CLARA COUNTY FIRE MARSHAL TO ABATE NUISANCES ARISING OUT OF HAZARDOUS VEGETATION GROWING UPON LOTS OR IN FRONT OF PROPERTY IN THE CITY OF MORGAN HILL AS REQUIRED BY ORDINANCE NO. 222, N.S.

WHEREAS, pursuant to Ordinance No. 222, N.S., the City Council hereto adopted Resolution No. 5745 declaring hazardous vegetation growing in the City of Morgan Hill to constitute a public nuisance; and

WHEREAS, a Public Hearing was held pursuant to Resolution No. 5745 and said Ordinance No. 222, N.S. in that time and manner required by law.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Santa Clara County Fire Marshal be, and is hereby ordered, to abate the nuisance or cause the same to be abated by having the vegetation destroyed by cutting, discing or any other method as may be determined by the Fire Marshal.
2. That any property owner shall have the right to destroy or remove at his expense prior to removal of said vegetation by the Fire Marshal.
3. That the Fire Marshal shall keep an account of the cost of removing said vegetation and document such account in a report and assessment list, and file the same with the City Clerk. Such report shall refer to each separate lot or parcel of land, together with the expense of removal of hazardous vegetation therefrom.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Special Meeting held on the 14th of January, 2004 by the following vote.

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

🔒 CERTIFICATION 🔒

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Resolution No. , adopted by the City Council at a Special Meeting held on January 14, 2004.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: _____

IRMA TORREZ, City Clerk

SITUS #	SITUS DIRECTIO	SITUS STREET NAME	SITUS SUFFI	APN	OWNER	ADDRESS	CITY	ZIP
		MONTEREY	RD	72501018	LUCKYSHING LLC	2010 TULLY RD	SAN JOSE CA	95122-0000
				72601007	SIMONSEN HARRY C AND BONNIE L	17690 JOHN TELFER DR	MORGAN HILL CA	95037-4023
		LAUREL	RD	72601008	DEROSE DAVID J TRUSTEE & ET AL	3500 TUPELO DR	WALNUT CREEK CA	94598-2741
		DIANA	AV	72602007	TSAI YOUNG H AND SO M ET AL	5405 ALTON PY STE-5A#209	IRVINE CA	92619
				72602012	WU TZWU-CHWAN AND MEI-TSU K	P O BOX 20502	SAN JOSE CA	95160-0502
				72602016	JUNG HUNG WEN	18225 GREGORY PL	MONTE SERENO CA	95030
		DIANA	AV	72604006	MILLER ROBERT J TRUSTEE	6445 VIA VENADO	SAN LUIS OBISPO CA	93401-8018
		DIANA	AV	72604011	PEPPER LANE N E SQ LOOP LLC	15729 LOS GATOS BL UNIT 200	LOS GATOS CA	95032
		DIANA	AV	72607015	EVANS ELEANOR F TRUSTEE	810 DIANA AV	MORGAN HILL CA	95037-4413
		DIANA	AV	72609002	CUNEO AMASILIA TRUSTEE	2841 NORCREST DR	SAN JOSE CA	95148-2226
761		DAKOTA	DR	72609024	DUNNE MICHAEL F AND JONNA M	2068 LINCOLN AV	SAN JOSE CA	95125-3539
		DIANA	AV	72612004	GAITAN ANTONIO G AND HORTENSE V	375 DIANA AV	MORGAN HILL CA	95037-4403
57	E	5TH	ST	72613011	BERGIN RUSSELL K AND NOREEN G TRUSTEE	18580 MURPHY SPRINGS CT	MORGAN HILL CA	95037-3063
80	E	4TH	ST	72613030	BARGER MICHAEL D AND MARY S	70 E 4TH ST	MORGAN HILL CA	95037-3600
	E	4TH	ST	72613034	LEE KE LING	10125 SCENIC BL	CUPERTINO CA	95014-2724
	E	4TH	ST	72613035	LEE KE LING	10125 SCENIC BL	CUPERTINO CA	95014-2724
	E	MONTEREY	RD	72613038	RICHTER GAYLE H	P. O. BOX 784	MORGAN HILL CA	95038
17270		MONTEREY	RD	72613039	RICHTER GAYLE H	P. O. BOX 784	MORGAN HILL CA	95038
55	E	4TH	ST	72613042	GLENROCK BUILDERS INC	PO BOX 910	MORGAN HILL CA	95038-0910
17340		MONTEREY	RD	72614013	HENCKEN JOHN H AND PAGE D TRUSTEE & ET	P O BOX 260	TUJUNGA CA	91043-0260

	E	2ND	ST	72614020	COMMUNITY SOLUTIONS FOR CHILD	17415 DEPOT ST	MORGAN HILL CA	95037-3618
17520		MONTEREY	RD	72614049	RICHTER GAYLE H	P. O. BOX 784	MORGAN HILL CA	95038
17500		WALNUT GROVE	DR	72618039	KEYS MARK AND CINDY	867 ENGLISH WALNUT CT	MORGAN HILL CA	95037-3733
				72622051	PROSPERITY INVESTMENTS	HEBER WY	SARATOGA CA	95070-9700
135	E	MAIN	ST	72622054	RANCH LLC	183 LONG MEADOW DR	LOS GATOS CA	95032
17680		BUTTERFIELD	BL	72622055	BUTTERFIELD TECHNOLOGY PARK	17680 BUTTERFIELD BLVD #200	MORGAN HILL CA	95037-3172
	E	MAIN	AV	72623001	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
	E	MAIN	AV	72623003	MINTON SINGLETON W AND BEVERLEY J	P O BOX 931	MORGAN HILL CA	95038-0931
		MONTEREY	RD	72623013	CAPOGEANNIS WILLIAM AND	5737 ALGONQUIN WY	SAN JOSE CA	95138-2205
	E	CENTRAL	AV	72624001	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
				72624006	JONES JERRY W	16532 MIRA BELLA PL	MORGAN HILL CA	95037-7606
17610		MONTEREY	RD	72624007	JONES JERRY W	16532 MIRA BELLA PL	MORGAN HILL CA	95037-7606
17755		MC LAUGHLIN	AV	72624009	HERNANDEZ FAUSTINO R AND ELVIRA M	17745 MCLAUGHLIN AV	MORGAN HILL CA	95037-3610
17745		MC LAUGHLIN	AV	72624010	HERNANDEZ FAUSTINO R AND ELVIRA M	17745 MC LAUGHLIN AV	MORGAN HILL CA	95037-3610
		MONTEREY	RD	72624019	ZAMORA FRANK I AND DIANA	17810 MONTEREY RD	MORGAN HILL CA	95037-3651
				72624023	JONES MARIE A	16532 MIRA BELLA PL	MORGAN HILL CA	95037-7606
65	E	CENTRAL	AV	72624024	JONES JERRY W AND MARIE A	16532 MIRA BELLA PL	MORGAN HILL CA	95037-7606
		MONTEREY	RD	72625004	FRANK L GIPPETTI INC	14847 FRUITVALE	SARATOGA CA	95070-6137
18110		MONTEREY	RD	72625006	DOBKIN ROBERT C	P.O. BOX 1387	MORGAN HILL CA	95038
				72625007	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
				72625008	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000

				72625009	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
				72625010	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
				72625026	JAFRI S Z AND MARY A	15710 ROBLES DEL ORO	SARATOGA CA	95070-6430
				72625035	ALTERA CORPORATION	101 INOVATION DR	SAN JOSE CA	95134
18215		BUTTERFIELD	BL	72625059	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
		MONTEREY	RD	72625061	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
18190		BUTTERFIELD	BL	72625062	JAFRI S Z AND MARY A	5710 ROBLES DEL ORO	SARATOGA CA	95070
18160		BUTTERFIELD	BL	72625063	JAFRI S Z AND MARY A	5710 ROBLES DEL ORO	SARATOGA CA	95070
				72625066	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625067	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625068	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625069	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625070	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625071	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625072	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625073	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625076	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625077	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625078	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72625079	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
				72626004	HU CHIN H AND MEI C	6485 HIRABIYACHI DR	SAN JOSE CA	95120
	E	CENTRAL	AV	72626005	LOVELACE RICHARD K AND STARLA J TRUSTEE	275 BELVUE	LOS GATOS CA	95032
17740		LANCIA	DR	72628007	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17734		LANCIA	DR	72628008	GOYETTE GREGG AND	17734 LANCIA DRIVE	MORGAN HILL CA	95037
17728		LANCIA	DR	72628009	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17722		LANCIA	DR	72628010	RICART GUILLERMO	17722 LANCIA DRIVE	MORGAN HILL CA	95037
17716		LANCIA	DR	72628011	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17710		LANCIA	DR	72628012	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17704		LANCIA	DR	72628013	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17717		LANCIA	DR	72628014	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17711		LANCIA	DR	72628015	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
835		MERCEDES	DR	72628016	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
825		MERCEDES	DR	72628017	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
815		MERCEDES	DR	72628018	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626

17710		ASTON	CT	72628019	WARMINGTON MORGAN LANE ASSOCS	17710 ASTON CT	MORGAN HILL CA	95037-0000
820		MERCEDES	DR	72628022	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
810		MERCEDES	DR	72628023	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
845	E	CENTRAL	AV	72628025	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
855	E	CENTRAL	AV	72628026	WARMINGTON MORGAN LANE ASSOCS	855 E CENTRAL AV	MORGAN HILL CA	95037-0000
18052		CALLE CENTRAL		72628031	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
18042		CALLE CENTRAL		72628032	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
18032		CALLE CENTRAL		72628033	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
835		HILLMAN	CT	72628045	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
845		HILLMAN	CT	72628046	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
855		HILLMAN	CT	72628047	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
17698		LANCIA	DR	72628048	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
				72628049	WARMINGTON	3090 PULLMAN ST STE	COSTA MESA CA	92626
		JARVIS	DR	72630005	ABBOTT	755 JARVIS DR	MORGAN HILL CA	95037
		JARVIS	DR	72630006	ABBOTT	755 JARVIS DR	MORGAN HILL CA	95037
		JARVIS	DR	72630007	ABBOTT	755 JARVIS DR	MORGAN HILL CA	95037
18430		SUTTER	BL	72631018	BUSCH CONSOLIDATED INC	516 VIKING DR	VIRGINIA BEACH VA	23452-7316
				72631025	DELUCCHI ASSOCIATES	3798 WOODSIDE RD UNIT Q	WOODSIDE CA	94062
				72631038	KALMAN ALAN D AND FREIA G TRUSTEE	6337 PANCHO CT	SAN JOSE CA	95123-4865
250		COCHRANE		72632007	LABARBERA MICHAEL T	18770 COX AV	SARATOGA CA	95070
675		JARVIS	DR	72632019	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
675		JARVIS	DR	72632020	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
		COCHRANE	RD	72632021	ALTERA CORPORATION	101 INOVATION DR	SAN JOSE CA	95134
895		COCHRANE	RD	72633024	THARALDSON FAMILY	13502 HAMBURGER LN	BALDWIN PARK CA	91706
850		LIGHTPOST	WY	72633026	MADRONE LAND CORPORATION	P O BOX 18730	SAN JOSE CA	95158-8730
18650		ADAMS	CT	72634001	BEITPOLOUS YOUAV	1035 MT. SHADOW RD	SAN JOSE CA	95120
		COCHRANE	RD	72634006	BABSON MARY T TRUSTEE	707 CHRISTINE DR	PALO ALTO CA	94303-4443
320		COCHRANE	CL	72634013	THOITS BROS INC	PO BOX 21	PALO ALTO CA	94302
440		COCHRANE	CL	72634016	THOITS BROS INC	629 EMERSON ST	PALO ALTO CA	94301
480		COCHRANE	CL	72634017	THOITS BROS INC	629 EMERSON ST	PALO ALTO CA	94301
19095		ROSE	AV	72636005	MOSQUEDA EVANGELINE ET AL	101 TOYON AV	SOUTH SAN FRANCISCO CA	94080-4542

		ROSE	AV	72636007	MAGINCALDA LEROY J ET AL	PO BOX 161	LOS BANOS CA	93635- 0161
30		PEEBLES	AV	72636010	PONZINI GARY F ET AL	865 ENCINO DR	MORGAN HILL CA	95037- 5803
		PEEBLES	AV	72636014	KALEND LITA	2933 ARGUELLO DR	BURLINGAME CA	94010- 5801
1165		TAYLOR	AV	72636020	KALEND LITA	2933 ARGUELLO DR	BURLINGAME CA	94010- 5801
		GINGER	WY	72636057	WALTON GARY A AND JEAN M	PO BOX 1265	MORGAN HILL CA	95038- 1265
19220		TAYLOR	AV	72641046	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19230		TAYLOR	AV	72641047	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19260		TAYLOR	AV	72641057	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19250		TAYLOR	AV	72641058	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19240		TAYLOR	AV	72641059	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19210		TAYLOR	AV	72641060	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19255		CLAYTON	AV	72641061	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19235		CLAYTON	AV	72641062	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
19215		CLAYTON	AV	72641063	O'BRIEN DENNIS AND GLORIA A TRUSTEE	2001 WINWARD WY STE 200	SAN MATEO CA	94404
17025		LAUREL	RD	72643004	SIMONSEN DEVELOPMENT INC	1180 G DAY RD	GILROY CA	95020- 9308
		DUNNE	AV	72643006	KAWASHIMA SEIGE AND ALYCE F TRUSTEE	1440 CHURCH AV	GILROY CA	95020- 9116
18210		BUTTERFIELD	BL	72644005	MORGAN HILL	600 MILLER AV	MILL VALLEY CA	94941
2275B	E	DUNNE	AV	72802003	TRUONG MAI TOAN AND TRAN HUNG VAN	18843 DUNDEE AV	SARATOGA CA	95070- 4645
		HILL	RD	72810005	BAMDAD RAFI AND NABAVIZADEH	13250 PIERCE RD	SARATOGA CA	95070- 4240
				72811026	GREWAL PRITAM S AND	1150 E WILLIAM ST	SAN JOSE CA	95116

17237		SANDALWOOD	WY	72811027	NELSEN MIKE AND KAREN	15883 LA PORTE CT	MORGAN HILL CA	95037-5671
				72817018	APRICOT LAND INCORPORATED	1216 VIA HUERTA	LOS ALTOS CA	94024-7112
		SOUTH VALLEY	FY	72817019	HORIZON LAND INCORPORATED	1216 VIA HUERTA	LOS ALTOS CA	94024-7112
17025		CONDIT	RD	72817021	GOLDEN ARCH LP, A DELAWARE LP	6830 VIA DEL ORO UNIT 101	SAN JOSE CA	95119
		HALF	RD	72830006	LLAGAS, LLC	440 N 1ST ST STE-200	SAN JOSE CA	95112
18383		SAINT LOUISE	DR	72830008	LEE JEFFERY TRUSTEE	5710 CAHALAN AV UNIT 8	SAN JOSE CA	95123-3010
1065		HALF	RD	72830009	LLAGAS, LLC	440 N 1ST ST STE-200	SAN JOSE CA	95112
1140		COCHRANE	RD	72831005	ALBERTI DAVID M AND MAXINE R	1140 COCHRANE RD	MORGAN HILL CA	95037-9354
		COCHRANE	RD	72831006	HIGASHI EIICHI ET AL	2671 SENTER RD	SAN JOSE CA	95111-1124
1040		COCHRANE	RD	72831009	HORTON JACK E TRUSTEE & ET AL	505 LAURELWOOD RD	SANTA CLARA CA	95054-2419
		COCHRANE	RD	72831011	CHEW HELEN AND LAWRENCE TRUSTEE &	72 ENCINO RD	ATHERTON CA	94027-2212
18511		MISSION VIEW	DR	72831012	SAINT LOUISE CANCER	18511 MISSION VIEW DR	MORGAN HILL CA	95037
18590		ST LOUISE	DR	72831013	SAINT LOUISE	26000 ALTAMONT RD	LOS ALTOS HILLS CA	94022
1495		COCHRANE	RD	72836003	COCHRANE ROAD LLC	PO BOX 2067	SAN JOSE CA	95070-0067
		COCHRANE	RD	72837004	SOPHIA JOHNSON, ET	100 MOLINA DR	SANTA CRUZ CA	95060
		COCHRANE	RD	72837005	GUGLIELMO FAMILY GENERAL PART	1480 E MAIN AV	MORGAN HILL CA	95037-3201
2475		MAGNOLIA	WY	72841018	LA ROCHELLE ROBERT H AND MARY L	2475 MAGNOLIA WY	MORGAN HILL CA	95037-0000
				72842009	COYOTE RANCH LP	275 SARATOGA AV UNIT #105	SANTA CLARA CA	95050-6664
				72842017	COYOTE RANCH LP	275 SARATOGA AV UNIT 105	SANTA CLARA CA	95050-6664
1805		SILVERWINGS	CT	72845021	OGRADY DARYL AND JEANNE	1805 SILVERWINGS CT	MORGAN HILL CA	95037-9002
2720		THOMAS GRADE	AV	72901003	TINDALL BILLY G JR AND CLAYTON JOE	P.O. BOX 561	MORGAN HILL CA	95038
2810		THOMAS GRADE	AV	72901012	GARCIA SALESTINO E	2810 THOMAS GRADE AV	MORGAN HILL CA	95037-6716

2980		THOMAS GRADE	AV	72902003	KOJNOK ONDREJ M AND ALENA A	2980 THOMAS GRADE AV	MORGAN HILL CA	95037- 6714
2905		THOMAS GRADE		72902011	FIELDS JOSEPH A AND YVONNE C TRUSTEE	2905 THOMAS GRADE	MORGAN HILL CA	95037- 6713
3115		THOMAS GRADE		72904001	SWEDENBORG MURRAY E	3115 THOMAS GRADE	MORGAN HILL CA	95037- 6709
3155		THOMAS GRADE		72904004	LIU STEPHEN C	5925 BLOSSOM AV	SAN JOSE CA	95123- 4003
3120		OAK LEAF	CT	72904009	BURLISON PHILLIP D AND DIANE M	2170 LOUIS HOLSTROM DR	MORGAN HILL CA	95037- 9661
3095		OAK LEAF	LN	72904020	PRABHU PRAVIN P	3095 OAK LEAF LN	MORGAN HILL CA	95037- 6718
3075		OAK LEAF	LN	72904021	HORNBY DAVID D AND LORNA	3075 OAK LEAF LN	MORGAN HILL CA	95037- 6718
16890		OAK LEAF	DR	72904039	DARNAUER JAMES H AND JOY D	16890 OAK LEAF DR	MORGAN HILL CA	95037- 6601
16910		OAK LEAF	DR	72904047	YASUTAKE GARY AND MARIANN K	2703 CLARION CT	SAN JOSE CA	95148- 2247
16940		OAK LEAF	DR	72904049	HARRUFF THEODORE J AND JEANNETTE	16940 OAK LEAF DR	MORGAN HILL CA	95037- 6624
17055		OAK LEAF	DR	72905017	SACHARA EUGENE F AND BETTY J	1160 THIRD ST	GILROY CA	95020- 5304
17320		OAK LEAF	DR	72906024	FIFIELD KEVIN J	17320 OAK LEAF DR	MORGAN HILL CA	95037- 6617
2915		BENT OAK	LN	72907008	LOPEZ RICHARD M ET AL	2915 BENT OAK LN	MORGAN HILL CA	95037- 6706
2935		BENT OAK	LN	72907009	BREHL BLAKE R	2935 BENT OAK LN	MORGAN HILL CA	95037- 6706
16620		RUSTLING OAK	LN	72908002	YANG HAN C AND MARGARET S M	16620 RUSTLING OAK LN	MORGAN HILL CA	95037- 6726
16615		RUSTLING OAK	LN	72908003	CAMIEL JEFFERY M	16615 RUSTLING OAK LN	MORGAN HILL CA	95037- 6729
16535		RUSTLING OAK	CT	72908008	CLEETON STEPHEN V AND GUERRERO-	308 DRAKE CT	BENICIA CA	94510- 1521
16415		RUSTLING OAK	CT	72908014	MEEK EDWARD A AND JENNIFER	16415 RUSTLING OAK CT	MORGAN HILL CA	95037- 6728
16560		RUSTLING OAK	CT	72908022	RIMROC TRUST	16560 RUSTLING OAK CT	MORGAN HILL CA	95037- 6724

16675		OAK VIEW	CL	72910030	GABRIEL & NAOMI ROMO	16675 OAK VIEW CL	MORGAN HILL CA	95037-0000
16665		OAK VIEW	CL	72910031	DUNN DONALD A AND MENDIZABAL ALBERT	PO BOX 1328	MORGAN HILL CA	95037-3734
16595		OAK VIEW	CL	72911003	AND BETTE C TRUSTEE	13578 MARMONT WY	SAN JOSE CA	95037-0000
16585		OAK VIEW	CL	72911004	CAMISA JOHN L AND EDNA M TRUSTEE	16585 OAK VIEW CL	MORGAN HILL CA	95037-0000
16475		CIRCLE	LN	72911007	BUCHAN THOMAS M ET AL	14825 WATSONVILLE RD	MORGAN HILL CA	95037-9603
16455		CIRCLE	LN	72911008	COOPER EVERT S AND LYNDIA F	16455 CIRCLE LN	MORGAN HILL CA	95037-6901
16460		CIRCLE	LN	72911010	MAXWELL WARREN W AND SUSAN K	16460 CIRCLE LN	MORGAN HILL CA	95037-6911
16525		OAK VIEW	CL	72911013	VERONA SAM AND SANG JIN	16525 OAK VIEW CL	MORGAN HILL CA	95037-0000
16785		OAK VIEW	CL	72912010	BALDWIN RITA	16785 OAK VIEW CL	MORGAN HILL CA	95037-0000
16740		OAK VIEW	CL	72912020	HOFFMAN STEVE M AND COOPER RENE	16740 OAK VIEW CL	MORGAN HILL CA	95037-0000
3490		WHITE OAK	CT	72913019	LANE RANDALL W AND KISS LANE SHELLEY M	3490 WHITE OAK CT	MORGAN HILL CA	95037-6845
3465		WHITE OAK	CT	72913020	LEMMON ROBERT C AND JULIE F	3465 WHITE OAK CT	MORGAN HILL CA	95037-6845
		OAKWOOD	CT	72915012	DOPORTO SAMUEL AND ROSALIE	3220 OAKWOOD CT	MORGAN HILL CA	95037-6926
		OAKWOOD	CT	72915016	SALTER GARY C AND SECORD ZOE-ANNE	3280 OAKWOOD CT	MORGAN HILL CA	95037-6926
		OAKWOOD	CT	72915018	LANE JEROME J AND DIANN	3300 OAKWOOD CT	MORGAN HILL CA	95037-6925
		OAKWOOD	CT	72915020	WAGSTER JAMES A AND CYNTHIA D	3355 JENNIFER WY	SAN JOSE CA	95124-2122
		OAKWOOD	CT	72916021	MILLER CLAYTON K AND ANNA M	16320 OAKWOOD LN	MORGAN HILL CA	95037-6934
		OAKWOOD	CT	72916023	FOGGIATO GIOVANNI A AND ANTOINETTE M	16340 OAKWOOD LN	MORGAN HILL CA	95037-6934
		OAKWOOD	CT	72916025	VINCENT DAVID P AND MICHELE J	16360 OAKWOOD LN	MORGAN HILL CA	95037-6934
		OAK CANYON	DR	72917004	KOENIG JOSEPH D TRUSTEE & ET AL	16375 OAK CANYON DR	MORGAN HILL CA	95037-6813

		OAK CANYON	DR	72917006	SCHUMAN ROBERT J AND SANDRA L	16355 OAK CANYON DR	MORGAN HILL CA	95037- 6813
		OAK CANYON	DR	72917008	GILSDORF DAREECE ET AL	16345 OAK CANYON DR	MORGAN HILL CA	95037- 6813
		OAK CANYON	DR	72917011	CROISETTIER RAMANAKUMARI M	16315 OAK CANYON DR	MORGAN HILL CA	95037- 6813
16335		JACKSON OAKS	DR	72918015	MARIN THERESA J TRUSTEE	1005 SUMMERVIEW DR	SAN JOSE CA	95132- 2951
16325		JACKSON OAKS	DR	72918016	ADORNO FRANK III AND	4898 WELLINGTON DR	SAN JOSE CA	95136
16315		JACKSON OAKS	DR	72918017	BERGHOFF THOMAS A AND ALMA R TRUSTEE	16315 JACKSON OAKS DR	MORGAN HILL CA	95037- 6801
16450		JACKSON OAKS	DR	72918030	HIGHTON KEITH R AND EILEEN	16450 JACKSON OAKS DR	MORGAN HILL CA	95037- 6902
3490		OAK HILL	CT	72920003	JACKSON OAKS ASSN	PO BOX 518	MORGAN HILL CA	95038- 0518
3735		LIVE OAK	CT	72922022	LEE KYUNG SOOK	3735 LIVE OAK CT	MORGAN HILL CA	95037- 6841
15945		OAKRIDGE	RD	72922026	SILVA JOE H AND ALICIA G	15945 OAKRIDGE RD	MORGAN HILL CA	95037- 6827
15925		OAKRIDGE	RD	72922027	NOWITZKY THOMAS E AND SOLIEMANI	15925 OAKRIDGE RD	MORGAN HILL CA	95037- 6827
15860		JACKSON OAKS	DR	72924018	MEAD CARLTON D AND CAROLYN S	824 PESCADERO DR	SAN JOSE CA	95123- 3939
3765		RIDGEVIEW	CT	72924023	GRAVES MARA I AND ERNEST P	3765 RIDGEVIEW CT	MORGAN HILL CA	95037- 6820
15940		JACKSON OAKS	DR	72924037	WORKMAN DENNIS L AND PATRICIA A	15940 JACKSON OAKS DR	MORGAN HILL CA	95037- 6824
15950		JACKSON OAKS	DR	72924038	BUSLIK WALTER S TRUSTEE	1713 GRIZILO DR	SAN JOSE CA	95124- 1923
16925		OAKRIDGE	LN	72925008	PERRY NANCY L	1920 CRIOLLO WY	MORGAN HILL CA	95037- 7012
16956		LESLIE	CT	72927010	MORGAN STANLEY D AND MARGARET A	16956 LESLIE CT	MORGAN HILL CA	95037- 6608
17065		COPPER HILL	DR	72930005	PARSONS ERIC K AND CATHRYN J	17065 COPPER HILL DR	MORGAN HILL CA	95037- 6502
17071		COPPER HILL	DR	72930006	ZANE CORINNE J AND PAUL M	17071 COPPER HILL DR	MORGAN HILL CA	95037- 6502
17201		QUAIL	CT	72933028	IAN AND BONNIE JACOBSEN	17201 QUAIL CT	MORGAN HILL CA	95037- 6419

17205		QUAIL	CT	72933029	GUERRERO JUAN C AND SHELLY D	17205 QUAIL CT	MORGAN HILL CA	95037- 6419
17215		QUAIL	CT	72933031	WARDEN SAMUEL W AND KELLY C	17215 QUAIL CT	MORGAN HILL CA	95037- 6419
17290		LAKE VIEW	DR	72934010	STAHARA JACQUELINE M AND STEPHEN S	10432 NOEL AV	CUPERTINO CA	95014- 1249
17230		LAKE VIEW	DR	72934015	BARBER RICAHRD G AND MARY V	17230 LAKE VIEW DR	MORGAN HILL CA	95037- 6425
3410		BLUE GRASS	CT	72934028	SANDOR AND LINDSAY DROBILISCH	3410 BLUE GRASS CT	MORGAN HILL CA	95037- 6417
17212		QUAIL	CT	72935001	FULLERTON ERIC E AND JEANNE L	17212 QUAIL CT	MORGAN HILL CA	95037- 6412
17360		LAKE VIEW	DR	72935025	KNOTT JAMES K AND SUSANNE K	17360 LAKE VIEW DR	MORGAN HILL CA	95037- 6423
3425		LAVA ROCK	CT	72935027	CHIPMAN DAVID H AND JANE C	3425 LAVA ROCK CT	MORGAN HILL CA	95037- 6411
3435		LAVA ROCK	CT	72935028	HOLIDAY DRIVE LLC	2175 DE LA CRUZ BL UNIT C	SANTA CLARA CA	95050
3420		LAVA ROCK	CT	72935030	SZCZEPANIAK JON C AND CAROL A	3420 LAVA ROCK CT	MORGAN HILL CA	95037- 6427
17401		LAKE VIEW	DR	72935033	JOHNSON WILLIAM G AND EVELYN F	17401 LAKE VIEW DR	MORGAN HILL CA	95037- 6410
17507		HOLIDAY	DR	72938001	KAISER THOMAS B AND PHYLLIS H	17507 HOLIDAY DR	MORGAN HILL CA	95037- 6319
17785		MANZANITA	DR	72939021	MYERS RODNEY D ET AL	17785 MANZANITA DR	MORGAN HILL CA	95037- 6309
17551		HOLIDAY	DR	72940009	BOGARD FRANCIS H TRUSTEE	17551 HOLIDAY DR	MORGAN HILL CA	95037- 6319
17484		LAKE VIEW	DR	72941015	TON T. HOANG AND DENISE M. NGO	17484 LAKE VIEW DR	MORGAN HILL CA	95037- 6409
17480		LAKE VIEW	DR	72941016	KNOFLER PAUL J AND JEWEL A	17480 LAKE VIEW DR	MORGAN HILL CA	95037- 6409
17470		LAKE VIEW	DR	72941018	PRESSER LINDA G	17470 LAKE VIEW DR	MORGAN HILL CA	95037- 6409
17460		LAKE VIEW	DR	72941019	BACH JOSEPH AND LANAE	17460 LAKE VIEW DR	MORGAN HILL CA	95037- 0000
17450		LAKE VIEW	DR	72941020	LEWIS DANIEL R AND	17450 LAKEVIEW DR	MORGAN HILL CA	95037
17441		LAKE VIEW	DR	72941027	GALETTO JAMES W AND MARY E	17441 LAKE VIEW DR	MORGAN HILL CA	95037- 6410

17461		LAKE VIEW	DR	72941029	BOULGER QUIN AND LISA	17461 LAKE VIEW DR	MORGAN HILL CA	95037-6410
17481		LAKE VIEW	DR	72941032	CHU APRIL H TRUSTEE	17481 LAKE VIEW DR	MORGAN HILL CA	95037-6410
17695		HOLIDAY	DR	72942015	VAN DE VELDE ROSETTE TRUSTEE	17695 HOLIDAY DR	MORGAN HILL CA	95037-6318
17705		HOLIDAY	DR	72942016	KENNEDY J BRET	17705 HOLIDAY DR	MORGAN HILL CA	95037-6317
17810		HOLIDAY	DR	72944027	VON CLAWSON	17810 HOLIDAY DR	MORGAN HILL CA	95037-6316
18040		WOODLAND	AV	76402001	RAY AND BETTY YNEGAS	18040 WOODLAND AV	MORGAN HILL CA	95037-9143
18050		WOODLAND	AV	76402002	HUYNH HANH VAN	18050 WOODLAND AV	MORGAN HILL CA	95037-9143
2155		ROLLING HILLS	DR	76402007	WALKER DONALD W AND SHERIDAN	2155 ROLLING HILLS DR	MORGAN HILL CA	95037-9437
2185		ROLLING HILLS	DR	76402008	STRICKLAND WILLIAM J AND JANICE M	2185 ROLLING HILLS DR	MORGAN HILL CA	95037-9438
2215		ROLLING HILLS	DR	76402009	CARTER DANIEL R AND NORVILLE L	2215 ROLLING HILLS DR	MORGAN HILL CA	95037-9438
2130		GREENWOOD	AV	76403005	TROYER ARTHUR AND RAINFORTH BARBARA J	2130 GREENWOOD AV	MORGAN HILL CA	95037-9439
2140		GREENWOOD	AV	76403006	LEE THEODORE AND EVONNE	2140 GREENWOOD AV	MORGAN HILL CA	95037-9439
2150		GREENWOOD	AV	76403007	NIN SIGFREDO I AND REBECCA B	2150 GREENWOOD AV	MORGAN HILL CA	95037-9439
2110		ROCKY RIDGE	RD	76403010	LEISCH STEVEN O AND MONICA E	2110 ROCKY RIDGE RD	MORGAN HILL CA	95037-9441
		BLACK OAK	CT	76403017	TULLY LOUIS J AND SUSAN S	7151 VIA ROMERA	SAN JOSE CA	95139-1158
2105		ROCKY RIDGE	RD	76403024	MAYELIAN HARRY AND MABEL TRUSTEE	27519 ALTA KNOLL DR	SANTA CLARITA CA	91350-1900
2140		ROLLING HILLS	DR	76403027	SMITH BEN H AND VAL J	23651 CAMINO HERMOSO RD	LOS ALTOS CA	94024-6409
18025		WOODLAND	AV	76403030	HUYNH MINH AND BICHCAU	14934 JEANETTE LN	SAN JOSE CA	95127-2533
18035		WOODLAND	AV	76403031	SHIPLEY DALE L AND H A TRUSTEE	18035 WOODLAND AV	MORGAN HILL CA	95037-9142

17625		WOODLAND	CT	76403040	DAILEY DOUGLAS W AND JOANNE	17625 WOODLAND CT	MORGAN HILL CA	95037-9444
17610		WOODLAND	AV	76403043	BELLI JOSEPH P AND KAREN M	17610 WOODLAND AV	MORGAN HILL CA	95037-9140
17670		WOODLAND	AV	76403044	LEVY STEVEN R AND GABRIELLE A	17670 WOODLAND AV	MORGAN HILL CA	95037-9187
		MONTEREY	RD	76409013	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
				76409032	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
				76409033	LB/L-DUCHI MASTER LLC	14107 WINCHESTER BLVD. SUITE H	LOS GATOS, CA	95032
				76410003	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
18605		MONTEREY	RD	76410004	ATLANTIC RICHFIELD COMPANY	6 CENTERPOINTE DR UNIT 166	LA PALMA CA	90623
		MONTEREY	RD	76410006	HALL WILLIAM F	15105 UVAS RD	MORGAN HILL CA	95037-9494
18105		MONTEREY	RD	76411003	VIOLA PROPRTIS FAM LP	5161 FOOTHILL BL UNIT NO 204	ROSEVILLE CA	95747-6501
17975		MONTEREY	RD	76412004	NORTHWIND PROPERTIES LTD	1654 THE ALAMEDA UNIT 100	SAN JOSE CA	95126
95		WRIGHT	AV	76412018	PATEL HARSAD G AND HASU H ET AL	95 WRIGHT AV	MORGAN HILL CA	95037-4320
		DEL MONTE	AV	76412019	PATEL HARSAD G AND HASU H ET AL	95 WRIGHT AV	MORGAN HILL CA	95037-4320
18025		MONTEREY	RD	76412025	GIOVANNI DEVELOPMENT CO	5694 MISSION CENTER RD., #421	SAN DIEGO, CA	92108
		DEL MONTE	AV	76413002	LANTZ TIMOTHY D	14715 G UVAS RD	MORGAN HILL CA	95037-9494
175		LINDO	LN	76414051	BETTENCOURT	2600 BRIDLE PATH DR	GILROY CA	95020
17705D		HALE	AV	76419020	SALCEDO ALFREDO AND MARILYN V ET AL	175 N JACKSON AV UNIT 106	SAN JOSE CA	95116-1909
		DEL MONTE	AV	76423002	OSUNA PETER AND OLIVA	18520 HALE AV	MORGAN HILL CA	95037-3008
18550		HALE	AV	76423011	PETTIT RICHARD G AND LEMOS GILBERT AND HELEN	P O BOX 23876	SAN JOSE CA	95153
18570		HALE	AV	76423013	SINGH T K AND PARMINDER	18570 HALE AV	MORGAN HILL CA	95037-3008
295		BERKSHIRE	DR	76423054		305 HAZELTON CT	MORGAN HILL CA	95037-3522

120		CAMPOLI	DR	76424010	E & H THIRD FAM LP	21009 SEVEN SPRINGS PY	CUPERTINO CA	95014- 0000
18680		HALE	AV	76424013	ROBINSON GLORIA M	PO BOX 30155	LAS VEGAS NV	89173
18645		OLD MONTEREY	RD	76424014	ARZAGA BALLOLA A TRUSTEE	18645 OLD MONTEREY RD	MORGAN HILL CA	95037- 3016
115		SANCHEZ	DR	76424024	CORONA MANUEL R AND SOCCARRO M	695 W DUNNE AV	MORGAN HILL CA	95037- 4856
		HALE	AV	76425006	ADAMS PHILLIP AND VICTORIA M	2542 TARTAN DR	SANTA CLARA CA	95051- 1219
		VIA LOMA		76427003	HERRERA GUADALUPE	2565 FOUNTAIN OAKS DR	MORGAN HILL CA	95037- 3939
363B		VIA LOMA		76427004	HERRERA GUADALUPE	2565 FOUNTAIN OAKS DR	MORGAN HILL CA	95037- 3939
		(LAND ONLY)		76428007	DAVIDSON CHARLES W AND ANITA	255 W JULIAN ST STE 200	SAN JOSE CA	95110- 2406
835		LLAGAS	RD	76429032	SAKAI KARRI L ET AL	2331 MONTPELIER DR STE A	SAN JOSE CA	95116
18645		CASTLE LAKE	DR	76430028	KASAI PAUL H AND TOKO M TRUSTEE	18645 CASTLE LAKE DR	MORGAN HILL CA	95037- 9473
18390		CASTLE RIDGE	DR	76430035	WATSON DONALD A AND TERI S	18390 CASTLE RIDGE DR	MORGAN HILL CA	95037- 9458
18430		CASTLE RIDGE	DR	76430036	ALJANDALI EHAB S	18430 CASTLE RIDGE DR	MORGAN HILL CA	95037- 9449
		CASTLE RIDGE	DR	76430040	JANI MUKESH N AND FALGUNI M	5735 HARWELL CT	SAN JOSE CA	95138- 1621
18465		CASTLE RIDGE	DR	76430042	AYON ARSENIO AND DONNICA	18465 CASTLE RIDGE DR	MORGAN HILL CA	95037- 0000
18530		CASTLE RIDGE	DR	76430044	MR. & MRS THOMAS ROGER HAY02228010	18530 CASTLE RIDGE DR	MORGAN HILL CA	95037- 0000
				76430045	SCHAFFER DAROLD R	P O BOX 630	SAN MARTIN CA	95046
				76430046	SAMPATHKUMAR KIRSHNAN TRUSTEE &	1025 WUNDERLICH DR	SAN JOSE CA	95129- 3159
		HALE	AV	76432017	HUNT JONATHAN O ET DUFFY ARTHUR SR ET	PO BOX 8101	PORTOLA VALLEY CA	94028
610A		LLAGAS	RD	76432022	AL	610 A LLAGAS RD	MORGAN HILL CA	95037- 3400
610B		LLAGAS	RD	76432023	ENTEZARMAHDI SEYED ALI	610 B LLAGAS RD	MORGAN HILL CA	95037- 3400
18200		CHRISTEPH	DR	76432025	MICHAEL K TANSY	1121 TRABING ROAD	WATSONVILLE , CA	95076

18145B		HALE	AV	76432048	KYLES RUTH M ET AL	PO BOX 864	MORGAN HILL CA	95038-0864
18145A		HALE	AV	76432049	SIGONA PAUL A AND DEBRA M ET AL	2552 STANWELL DR UNIT 203	CONCORD CA	94520
435		WRIGHT	AV	76435019	DELISLE DENNIS P AND SHARON F TRUSTEE	435 WRIGHT AV	MORGAN HILL CA	95037-4131
		WRIGHT	AV	76435022	DELISLE DENNIS P AND SHARON F TRUSTEE	435 WRIGHT AV	MORGAN HILL CA	95037-4131
		(LAND ONLY)		76435055	TRUMPP WALTER C ET AL	1540 INDUSTRIAL AV	SAN JOSE CA	95112-2714
17781		TRUMPP	CT	76435057	TRUMPP DIANE AND ARMAND	17781 TRUMPP CT	MORGAN HILL CA	95037-4030
		(LAND ONLY)		76435058	TRUMPP DIANE AND ARMAND	17781 TRUMPP CT	MORGAN HILL CA	95037-4030
		TRUMPP	CT	76435059	TRUMPP WALTER C	1540 INDUSTRIAL AV	SAN JOSE CA	95112-2714
		TRUMPP	CT	76435060	TRUMPP WALTER C	1540 INDUSTRIAL AV	SAN JOSE CA	95112-2714
		PEAK	AV	76435062	STEIN MARTIN A AND MIMA M TRUSTEE	415 WRIGHT AV	MORGAN HILL CA	95037-4131
411		WRIGHT	AV	76435063	HEGGER RICHARD A AND WINIFRED C	411 WRIGHT AV	MORGAN HILL CA	95037-0000
		JOHN TELFER	DR	76438003	MARSHALL STANLEY J AND LORRAINE D	17705 JOHN TELFER DR	MORGAN HILL CA	95037-4014
		JOHN TELFER	DR	76438009	MARSHALL LORRAINE D TRUSTEE	17705 JOHN TELFER DR	MORGAN HILL CA	95037-4014
				76438010	COX HAROLD C AND	17605 TELFER DR	MORGAN HILL CA	95037
525		BONNIE VIEW	CT	76442004	BRUNTON KENNETH L AND LAURA L	525 BONNIE VIEW CT	MORGAN HILL CA	95037-4001
565		BONNIE VIEW	CT	76442008	ADAMES MAURICIO ET AL	565 BONNIE VIEW CT	MORGAN HILL CA	95037-4001
575		BONNIE VIEW	CT	76442009	SHARF LUCINDA	575 BONNIE VIEW CT	MORGAN HILL CA	95037-4001
585		BONNIE VIEW	CT	76442010	BOURLARD CHERIE A	585 BONNIE VIEW CT	MORGAN HILL CA	95037-4001
595		BONNIE VIEW	CT	76442011	TOWNSEND WILLIAM AND BEATRICE	595 BONNIE VIEW CT	MORGAN HILL CA	95037-4001
590		BONNIE VIEW	CT	76442012	JAHN VINCENT L JR	590 BONNIE VIEW CT	MORGAN HILL CA	95037-4001

18605		CASTLE HILL	DR	76443001	MAILLOUX CHANTAL TRUSTEE & ET AL	18605 CASTLE HILL DR	MORGAN HILL CA	95037-9171
18665		CASTLE HILL	DR	76443002	IZQUIERDO PASCUAL	18665 CASTLE HILL DR	MORGAN HILL CA	95037-9171
18555		CASTLE HILL	DR	76444009	KNUDSON LYLE E AND DONNA C	18555 CASTLE HILL DR	MORGAN HILL CA	95037-9171
1800		JASPER HIGHLANDS	DR	76444015	HEINRICH BONNIE A	1850 JASPER HIGHLANDS DR	MORGAN HILL CA	95037-9454
18450		CASTLE HILL	DR	76445006	LIRA RAYMOND AND CUCA P	18450 CASTLE HILL DR	MORGAN HILL CA	95037-9449
18470		CASTLE HILL	DR	76445007	GLENROCK BUILDERS INC	PO BOX 910	MORGAN HILL CA	95038-0910
18490		CASTLE HILL	DR	76445008	RILEY ROBERT AND BERNICE A	18490 CASTLE HILL DR	MORGAN HILL CA	95037-9179
18510		CASTLE HILL	DR	76445010	LEE CARL AND LINNIE	18510 CASTLE HILL DR	MORGAN HILL CA	95037-9452
18600		CASTLE HILL	DR	76445013	BILLINGS JAMES A AND LYNETTE M	18600 CASTLE HILL DR	MORGAN HILL CA	95037-9452
18630		CASTLE HILL	DR	76445014	MOROZUMI PIUS A AND SHARON L	18630 CASTLE HILL DR	MORGAN HILL CA	95037-9452
18610		CASTLE HILL	DR	76445020	PITCHER CRAIG L AND SANDRA V	18610 CASTLE HILL DR	MORGAN HILL CA	95037-9170
18580		CASTLE HILL	DR	76445021	GLENROCK BUILDERS INC	PO BOX 910	MORGAN HILL CA	95038-0910
18550		CASTLE HILL	DR	76445022	WESTBROOK H HOWARD AND SUSAN	18550 CASTLE HILL DR	MORGAN HILL CA	95037-9169
18530		CASTLE HILL	DR	76445023	CHADBAND LISA L	18530 CASTLE HILL DR	MORGAN HILL CA	95037-9169
18330		CRYSTAL	DR	76445029	POIRIER MARC E AND ANN E TRUSTEE	18330 CRYSTAL DR	MORGAN HILL CA	95037-9450
		CASTLE HILL	DR	76445030	GLENROCK BUILDERS INC	PO BOX 910	MORGAN HILL CA	95038-0910
		CASTLE HILL	DR	76445031	GLENROCK BUILDERS INC	PO BOX 910	MORGAN HILL CA	95038-0910
341		WRIGHT	AV	76448020	ROBERTS GREGORY J ET AL	341 WRIGHT AV	MORGAN HILL CA	95037-4321
321		OAK GROVE	CT	76448025	MICHAEL LONNIE I AND CECELIA N TRUSTEE	321 OAK GROVE CT	MORGAN HILL CA	95037-4222

311		OAK GROVE	CT	76448026	WANG GEORGE S C AND ANN C TRUSTEE	311 OAK GROVE CT	MORGAN HILL CA	95037- 4222
301		OAK GROVE	CT	76448027	BLONDIN MICHAEL S AND HEIDEMARIE	301 OAK GROVE CT	MORGAN HILL CA	95037- 4222
291		OAK GROVE	CT	76448028	DAO M DOAN	291 OAK GROVE CT	MORGAN HILL CA	95037- 4221
19251		DOUGHERTY	AV	76455006	PARK JAMES AND	19251 DOUGHERTY AVE	MORGAN HILL, CA	95037
19271		DOUGHERTY	AV	76455007	HERNANDEZ ROBERTO	19271 DOUGHERTY AVE	MORGAN HILL CA	95037
200		BASIL	AV	76455008	Mr. and Mrs. Morgan M.	200 Basil Ave.	Morgan Hill, CA	95037
19290		CAYENNE	DR	76455009	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
19270		CAYENNE	DR	76455010	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
19260		CAYENNE	DR	76455011	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
19250		CAYENNE	DR	76455012	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
19261		CAYENNE	DR	76455013	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
19271		CAYENNE	DR	76455014	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
19291		CAYENNE	DR	76455015	SHEA HOMES LP	2580 SHEA CENTER DR	LIVERMORE CA	94550
190		BASIL	CT	76455016	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
180		BASIL	CT	76455017	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
170		BASIL	CT	76455018	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
160		BASIL	CT	76455019	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
150		BASIL	CT	76455020	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
140		BASIL	CT	76455021	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
151		BASIL	CT	76455022	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
141		BASIL	CT	76455023	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
131		BASIL	CT	76455024	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
19211		SAFFRON	DR	76455025	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
19201		SAFFRON	DR	76455026	GLENROCK BUILDERS	P.O. BOX 910	MORGAN HILL CA	95038
				76456001	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456002	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456003	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456004	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456005	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456006	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456007	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456008	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456009	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456010	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456011	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456012	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050

				76456013	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456014	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
				76456015	LLAGAS HALE INVRS	275 SARATOGA AV	SANTA CLARA CA	95050
		DE WITT	AV	76701049	PASQUINELLI LOUIS TRUSTEE	PO BOX 910	MORGAN HILL CA	95038- 0910
		EVERGREEN	DR	76702012	GARCIA DEVELOPMENT CO	PO BOX 910	MORGAN HILL CA	95038- 0910
		EVERGREEN	DR	76702020	TODD JACK E AND SHIRLEY N	PO BOX 332	MORGAN HILL CA	95038- 0332
		DEL MONTE	AV	76703005	RICHTER GAYLE H	P.O. BOX 784	MORGAN HILL CA	95038
	W	DUNNE	AV	76703036	BETPOLICE ABRAHAM	7110 RAICH DR	SAN JOSE CA	95120- 3337
				76703039	TRAN LIEU VAN AND	9600 DOUGHERTY AV	MORGAN HILL CA	95037
				76703041	TRAN LIEU VAN AND	9600 DOUGHERTY AV	MORGAN HILL CA	95037
				76703042	TRAN LIEU VAN AND	9600 DOUGHERTY AV	MORGAN HILL CA	95037
				76704009	Pacific Gas & Electric Land Services Division Attn:	111 Almaden Blvd	San Jose CA	95113- 2002
				76705001	Pacific Gas & Electric Land Services Division Attn:	111 Almaden Blvd	San Jose CA	95113- 2002
	W	MAIN	AV	76705025	WOO WILLIAM R AND	555 LAUREL AV UNIT	SAN MATEO CA	94401
				76705037	GIANCOLA & SONS INC	110 ORCHARD HILL RD	SAN JUAN BAUTISTA	95045
		WARREN	AV	76706001	HOSSEINPOUR AKBAR	4309 ROSCOMMON WY	DUBLIN CA	94568
195		NOB HILL	TR	76706016	WALTON GARY AND	PO BOX 1265	MORGAN HILL CA	95038
		NOB HILL	TR	76706024	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706025	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706026	WARD MICHAEL AND MICHELLE	NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706027	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706028	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706029	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706030	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000
		NOB HILL	TR	76706031	WARD MICHAEL AND MICHELLE	130 NOB HILL TR	MORGAN HILL CA	95037- 0000

17335		DEL MONTE	AV	76706033	STEHLIK MICHAEL J ET AL	17335 DEL MONTE AV	MORGAN HILL CA	95037-0000
		DEL MONTE	AV	76708009	GHAZVINI H	2540 NEW JERSEY AV	SAN JOSE CA	95124-1328
		DEL MONTE	AV	76708010	NGUYEN THOI ET AL	106 SUMMERRAIN DR	SOUTH SAN FRANCISCO CA	94080
		MONTEREY	RD	76708016	RICHTER GAYLE H	P. O. BOX 784	MORGAN HILL CA	95038
35	W	DUNNE	AV	76708035	HENCKEN JOHN H AND PAGE D TRUSTEE	P O BOX 260	TUJUNGA CA	91043-0260
55	W	DUNNE	AV	76708037	HENCKEN JOHN H	2137 PITT PL	CAMBRIA CA	93428
85	W	5TH	ST	76708047	THOMPSON LLOYD AND DOROTHY	85 W 5TH ST	MORGAN HILL CA	95037-4509
130		CIOLINO	AV	76709028	VILLA CIOLINO ASSOCS.	7455 CARMEL ST	GILROY CA	95020
				76709029	VILLA CIOLINO ASSOCS.	7455 CARMEL ST	GILROY CA	95020
16845		MONTEREY	RD	76710001	FLORES ALBERT L AND	18650 KOSICH DR	SARATOGA CA	95070
16835		MONTEREY	RD	76710002	MS. MARIA TURRETTO SHROPSHIRE	16835 MONTEREY RD	MORGAN HILL CA	95037-5118
16825		MONTEREY	RD	76710003	DAVIS PAUL H	155 SANTA CLARA AV	GILROY CA	95020-9285
16805		MONTEREY	RD	76710005	DAVIS JUNE M	155 SANTA CLARA AV	GILROY CA	95020-9285
		BARNELL	AV	76711014	BARNELLO CARL A AND VICKY T TRUSTEE	PO BOX 622	MORGAN HILL CA	95038-0622
		BARNELL	AV	76712012	TALLERICO DONALD J	5691 TACONIC CT	SAN JOSE CA	95123-3259
		EVERGREEN	DR	76712040	CHARGIN ELLEN X ET	4848 PINECONE LN	ROSEVILLE CA	95747
		LONE HILL	DR	76712046	JACK LOMONACO	335 HEIDI DR	MORGAN HILL CA	95037
		SPRING	AV	76716002	MOUNT HOPE CEMETERY INC	PMB 6126 250 "H" ST	BLAINE WA	98230-4033
16460		KINGS CANYON	CT	76716036	HOWELL KENNETH F III AND IRENE N	16460 KINGS CANYON CT	MORGAN HILL CA	95037-0000
16595		MONTEREY	RD	76717046	MORGAN HILL MED CTR LLC	2641 CARDINAL LN	SAN JOSE CA	95125-4810
		COSMO	AV	76717047	PEPPER LANE-COSMO LLC	15729 LOS GATOS BL #200	LOS GATOS CA	95032-2539
16415		MONTEREY	RD	76718002	MORENO KENNETH	100 LAS ANIMAS	GILROY, CA	95020
		MONTEREY	RD	76718046	ALCINI PARTNERSHIP	1518 PADRES DR	SAN JOSE CA	95125
15335		MONTEREY	RD	76723006	YOUNG TOI LUNG TRUSTEE & ET AL	P. O. BOX 50066	PALO ALTO CA	94303-0066

15335		MONTEREY	RD	76723016	WU TZWU-CHWAN AND MEI-TSU K ET AL	P. O. BOX 20502	SAN JOSE CA	95160- 0502
		MONTEREY	RD	76723025	TACCI JOHANNA L AND CHRISTOPHER J	335 HEIDI DR	MORGAN HILL CA	95037- 4209
15415		SIERRA MORENA	CT	76730060	HORIUCHI KENJI AND FUMIKO	15415 SIERRA MORENA CT	MORGAN HILL CA	95037- 5821
15195		LA ROCCA	CT	76736014	MILLER DONALD W	P O BOX 1111	LAKE LURE NC	28746
15290		LA ROCCA	DR	76736036	TARP ROBERT E	15290 LA ROCCA DR	MORGAN HILL CA	95037- 5813
16180		SUNSET	AV	76749012	LUNA DELPHINA	16180 SUNSET AV	MORGAN HILL CA	95037- 5308
905	W	MAIN	AV	77306009	ACTON VIRGINIA	P.O. BOX 575	MORGAN HILL CA	95038
16925		JOHN TELFER	DR	77307016	NEHAMKIN MARC S AND GINETTE A	16925 JOHN TELFER DR	MORGAN HILL CA	95037- 4725
16870		PRICE	CT	77307021	PRICE JAMES R TRUSTEE	16885 PRICE CT	MORGAN HILL CA	95037- 4727
16855		DE WITT	AV	77308013	WONG HARRY TRUSTEE	23251 PARTRIDGE LN	LOS ALTOS CA	94024- 6600
16825		DE WITT	AV	77308014	GLUHAICH DANIEL AND CHRISTINA TRUSTEE &	1500 STERLING CT	MORGAN HILL CA	95037
		DE WITT	AV	77309014	MORGAN HILL	P. O. BOX 352	HARTFORD AR	72938
1205	W	DUNNE	AV	77309020	RICH ROBERT A AND GYSELLA M	1205 W DUNNE AV	MORGAN HILL CA	95037- 4719
17991		DEER RUN	CT	77318016	PFEIFER ROLAND D AND JOAN M TRUSTEE	17991 DEER RUN CT	MORGAN HILL CA	95037- 9446
17996		DEER RUN	CT	77318026	MADHVANI SHARON L	17996 DEER RUN CT	MORGAN HILL CA	95037- 9446
1860		LLAGAS	RD	77318027	HENDERSON DAVID	PO BOX 641717	SAN JOSE CA	95164
17992		DEER RUN	CT	77318028	INGALLS DONALD H AND KATHY C	17992 DEER RUN CT	MORGAN HILL CA	95037- 0000
1862		LLAGAS	RD	77318029	MORTENSEN J BRADLEY	1862 LLAGAS RD	MORGAN HILL CA	95037- 9445
				77330004	KENT JOHN P AND M D TRUSTEE	15590 VIA VENETO	MORGAN HILL CA	95037- 5352
15775		CASINO REAL		77330005	GRAY THOMAS L AND AUDREY M	15775 CASINO REAL	MORGAN HILL CA	95037- 0000
500	W	MIDDLE	AV	77903134	ROCHA FERNANDO	500 W MIDDLE AV	MORGAN HILL CA	95037- 5910

15200		WATSONVILLE	RD	77903139	FAHMY SARWAT S AND COLETTE J ET AL	331 SANTA ROSA DR	LOS GATOS CA	95032- 5714
15295		MONTEREY	RD	77904064	SUH KYUNG AND JEUNG	15855 LA PRENDA CT	MORGAN HILL CA	95037- 5672
		(LAND ONLY)		77904066	J & A ASSOCIATES	647 VETERANS BL	REDWOOD CITY CA	94063- 1419
14895		DARK STAR	CT	77932024	OLDFIELD WILLIAM W JR AND BEVERLY J	413 LAKEVIEW WY	REDWOOD CITY CA	94062- 3318
700		EASY	ST	77935034	VISCARRA ALFONSO AND REBECCA	700 EASY ST	MORGAN HILL CA	95037- 6212
1180		EASY	ST	77940001	YINING YANG AND DONGMEI SUN	1180 EASY ST	MORGAN HILL CA	95037- 6219
1170		EASY	ST	77940002	PALMER DAVID A AND ANNMARIE	1170 EASY ST	MORGAN HILL CA	95037- 6219
1160		EASY	ST	77940003	Thomas M. and Deborah Little	1160 EASY ST	MORGAN HILL CA	95037- 6219
1150		EASY	ST	77940004	KAMMERMEYER JOHN A AND JANET C	1150 EASY ST	MORGAN HILL CA	95037- 6219
14525		ATHERTON	CL	77949002	OLBRICH CHRISTAL M AND AARON K	14525 ATHERTON CL	MORGAN HILL CA	95037- 6226
420		ATHERTON	WY	77949007	MULVIHILL MICHAEL B AND JOAN G	420 ATHERTON WY	MORGAN HILL CA	95037- 6227
14500		ATHERTON	CL	77949010	BRENTNALL ROBERT N AND SHARON J	14500 ATHERTON CL	MORGAN HILL CA	95037- 6226
15110		WATSONVILLE	RD	77951028	PACCHETTI EUGENE AND ELLEN M	15110 WATSONVILLE RD	MORGAN HILL CA	95037- 6004
15090		WATSONVILLE	RD	77951055	ROCHA LUIS B AND DEBORAH P	15090 WATSONVILLE RD	MORGAN HILL CA	95037- 6004
		SAN PEDRO	AV	81701001	ETPH LP	P O BOX 567	LOS GATOS CA	95031
16720		MONTEREY	RD	81701002	RIBOST LAND CO., L.L.C.	9302 S GARFIELD AV	SOUTH GATE CA	90280- 3896
16770		MONTEREY	RD	81701005	HUNG LEE ET AL	1947 WILSON CT	MOUNTAIN VIEW CA	94040- 4056
16780		MONTEREY	RD	81701006	HUNG LEE ET AL	1947 WILSON CT	MOUNTAIN VIEW CA	94040- 4056
90		BISCEGLIA	AV	81701011	JOHN A. MARQUEZ	235 GLENRIDGE AV	LOS GATOS CA	95030
90		BISCEGLIA	AV	81701012	MONTERO DENNIS A AND CONTRERAS	235 GLENRIDGE AV	LOS GATOS CA	95030

		MONTEREY	RD	81701018	MERINO GEORGE F AND FLORES M TRUSTEE	1170 MC KENDRIE ST	SAN JOSE CA	95126-1406
		MYRTLE	AV	81701045	RODRIGUEZ ANDREA	75 MYRTLE AV	MORGAN HILL CA	95037-5106
16940		MONTEREY	RD	81701051	ROLAND MIRIAM J TRUSTEE & ET AL	P.O. BOX 357	MENLO PARK CA	94026-0357
		MYRTLE	AV	81701053	DANEL ELIZABETH	PO BOX 728	TIBURON CA	94920
				81701054	DANEL ELIZABETH	PO BOX 728	TIBURON CA	94920
		CHURCH	ST	81701056	FARIS JOSEPH E	15005 CONCORD CL	MORGAN HILL CA	95037-5448
150	E	DUNNE	AV	81701057	FARIS JOSEPH E	15005 CONCORD CL	MORGAN HILL CA	95037-5448
		RAILROAD	AV	81701058	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747-0000
16855		CHURCH	ST	81701061	HEDAYATI BAHRAM	16860 MONTEREY RD	MORGAN HILL CA	95037-5119
16810		MONTEREY	RD	81701062	ALCINI PARTNERSHIP INC	1518 PADRES DR	SAN JOSE CA	95125-1862
16840		MONTEREY	RD	81701063	ALCINI PARTNERSHIP	1518 PADRES DR	SAN JOSE CA	95125-1862
		CHURCH	ST	81701064	ALCINI PARTNERSHIP	1518 PADRES DR	SAN JOSE CA	95125-1862
16685		CHURCH	ST	81702001	TRUONG HO DAI AND	10787 PORTER LN	SAN JOSE CA	95127
16555		CHURCH	ST	81702003	CHURCH & MONTEREY	7455 CARMEL ST	GILROY CA	95020
16545		CHURCH	ST	81702004	CHURCH & MONTEREY	7455 CARMEL ST	GILROY CA	95020
16525		CHURCH	ST	81702005	CHURCH & MONTEREY	7455 CARMEL ST	GILROY CA	95020
16380		MONTEREY	RD	81702018	TSIGARIS ELIAS AND DIMITRA TRUSTEE & ET	1543 MERIDIAN AV	SAN JOSE CA	95125-5316
		MONTEREY	RD	81702023	CHURCH & MONTEREY	7455 CARMEL ST	GILROY CA	95020
		SAN PEDRO	AV	81702025	ZANARDI GEORGE E AND BETTY L TRUSTEE	18668 MEADOWLARK CT	PENN VALLEY CA	95946-9655
16495		VINEYARD	BL	81702043	MICHAEL T. MANGANO	901 COMMERCIAL ST UNIT 110	SAN JOSE CA	95112
16470		VINEYARD	BL	81702044	PTM DEVELOPMENT LLC	901 COMMERCIAL ST UNIT 110	SAN JOSE CA	95112
175		MAST	ST	81702047	FARIS JOSEPH E	1359 RIMROCK DR	SAN JOSE CA	95120-5608
				81702048	FARIS JOSEPH E	1359 RIMROCK DR	SAN JOSE CA	95120-5608

		MAST	ST	81702050	ALCINI PARTNERSHIP	1518 PADRES DR	SAN JOSE CA	95125-1862
				81702053	UNKNOWN OWNERS (Joseph Alosi)	16405 CHURCH ST	MORGAN HILL CA	95037-5438
				81702055	LABRUCHERIE ARMAND	941 A BERRYESSA RD	SAN JOSE CA	95133
				81702056	LABRUCHERIE ARMAND	941 A BERRYESSA RD	SAN JOSE CA	95133
				81702057	LABRUCHERIE ARMAND	941 A BERRYESSA RD	SAN JOSE CA	95133
				81702060	LABRUCHERIE ARMAND	941 A BERRYESSA RD	SAN JOSE CA	95133
				81702061	LABRUCHERIE ARMAND	941 A BERRYESSA RD	SAN JOSE CA	95133
				81702062	LABRUCHERIE ARMAND	941 A BERRYESSA RD	SAN JOSE CA	95133
195		MAST	ST	81702063	ALCINI PARTNERSHIP A CA GEN PART	1518 PADRES DR	SAN JOSE CA	95125-1862
199		MAST	ST	81702064	ARMAND AGRA INC, ET AL	66 GEORGE LN STE 101	SAUSALITO CA	94964-1890
16210		MONTEREY	RD	81703006	HOLIDAY MOTEL LLC	134 SWEETBERRY CT	SAN JOSE CA	95136
16270		MONTEREY	RD	81703009	CAVA ROBERT R AND FRANCES M TRUSTEE	550 SAN FELIPE ST	SALINAS CA	93901-1004
16215		CHURCH	ST	81703023	TARP ROBERT E	15290 LA ROCCA DR	MORGAN HILL CA	95037-5813
16165		CHURCH	ST	81703028	HERNANDEZ ROSE M	P O BOX 2500	GILROY CA	95021
16190		KEITH	WY	81703034	DENNEY WILLIAM C ET VILLAFRANCA	15200 SYCAMORE DR	MORGAN HILL CA	95037
195		TENNANT	AV	81704004	ANTHONY F AND PAT C	10561 HIDDEN MESA PL	MONTEREY CA	93940
95		TENNANT	AV	81704008	GERA MARKO AND	19136 SPRING BROOK	SARATOGA CA	95070
		TENNANT	AV	81704009	MARKO & KLARA GERA	19136 SPRING BROOK LN	SARATOGA CA	95070-6241
		TENNANT	AV	81704039	LINWOOD SQUARE LLC	19136 SPRING BROOK LN	SARATOGA CA	95070-6241
75		TENNANT	AV	81704049	LINWOOD SQUARE LLC	19136 SPRING BROOK LN	SARATOGA CA	95070-6241
16075		VINEYARD	BL	81705044	BALLARD GLORIA V ET DUTRA FRANK C	P.O. BOX 1029	MORGAN HILL CA	95038
16264		CHURCH	ST	81705056	TRUSTEE & ET AL	14141 HIDDEN SPRING LN	MORGAN HILL CA	95037-9404
16120		VINEYARD	BL	81705063	LOVATO JORGE A JR AND ROBIN	375 TENNANT AV	MORGAN HILL CA	95037-5400
375		TENNANT	AV	81705064	LOVATO JORGE A JR AND ROBIN E	375 TENNANT AV	MORGAN HILL CA	95037-5400
16250		VINEYARD	BL	81705065	HURLBUT PETER S TRUSTEE & ET AL	57 SMOKE TREE LN	WOODSIDE CA	94062-3645

260		VINEYARD	CT	81705067	BNJN INVESTMENTS	75 CHRISTICH LN	CAMPBELL CA	95008
16035		VINEYARD	BL	81705068	UNAXIS MATERIALS USA INC	16035 VINEYARD BL	MORGAN HILL CA	95037- 0000
				81705069	LOVATO JORGE A JR	375 TENNANT AV	MORGAN HILL CA	95037
		RAILROAD	AV	81705070	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747- 0000
16235		VINEYARD	BL	81705071	LAPTALO MICHAEL J	1130 JAMESTOWN DR	SUNNYVALE CA	94087
16245		VINEYARD	BL	81705072	SINOE RIVER DEVEL	5234 WILTON WOOD CT	INDIANAPOLIS IN	46254
				81705073	EQUITY INVESTMENT EXCHANGE, INC	33 NEW MONTGOMERY STREET SUITE #290	SAN FRANCISCO CA	94105
				81705074	220 VINEYARD CT LLC	220 VINEYARD CT UNIT 150	MORGAN HILL CA	95037
		MONTEREY	RD	81706002	SERGI JAMES P ET AL	3300 PARTRIDGE AV	OAKLAND CA	94605
		MONTEREY	RD	81706003	SERGI JAMES P	3300 PARTRIDGE AV	OAKLAND CA	94605
				81706015	UNION PACIFIC CORP	10031 FOOTHILLS BL	ROSEVILLE CA	95747- 0000
		CONCORD	CL	81706023	MR. & MRS. JOSEPH M. ESCOBEDO	832 ENGLISH WALNUT WAY	MORGAN HILL CA	95037
		CONCORD	CL	81706028	VANNI LAND CO	8535 LARKSPUR LN	GILROY CA	95020
		TENNANT	AV	81708015	COX JACK C AND MARIE I TRUSTEE & ET AL	275 BELVUE DR	LOS GATOS CA	95032- 5003
		TENNANT	AV	81708019	PANWALA KUSUM AND	17380 RINGEL AV	MORGAN HILL CA	95037
800		TENNANT	AV	81708030	D DEVI OIL INC	28456 CENTURY ST	HAYWARD CA	94545
		JUAN HERNANDEZ	DR	81709036	D & D RANCH	99 ALMADEN BL UNIT 565	SAN JOSE CA	95113- 1604
		JUAN HERNANDEZ	DR	81709038	D & D RANCH	99 ALMADEN BL UNIT 565	SAN JOSE CA	95113- 1604
		JUAN HERNANDEZ	DR	81709039	SAN JOSE HEALTH CENTER	2085 E HAMILTON AV STE 150	SAN JOSE CA	95125
		JUAN HERNANDEZ	DR	81709041	SAN JOSE HEALTH CENTER	2085 E HAMILTON AV STE 150	SAN JOSE CA	95125
		JUAN HERNANDEZ	DR	81709046	D & D RANCH	99 ALMADEN BL UNIT 565	SAN JOSE CA	95113- 1604
		TENNANT	AV	81709051	CHIRI FAMILY LTD PARTNERSHIP	99 ALMADEN BL UNIT 730	SAN JOSE CA	95113- 1605
715		SAN RAMON	CT	81710020	POLTERA BEAT C	715 SAN RAMON CT	MORGAN HILL CA	95037- 0000
965A		SAN PEDRO	AV	81711001	DUNNE AVENUE VENTURES	10015 DOUGHERTY AV	MORGAN HILL CA	95037- 9390

				81711061	SAN PEDRO AVENUE LTD	1999 S BASCOM AV STE 500	CAMPBELL CA	95008-2204
				81711068	MURPHY RANCH LP	2 N SECOND ST STE 1250	SAN JOSE CA	95113
				81711069	MURPHY RANCH LP	2 N 2ND ST STE 1250	SAN JOSE CA	95113
16995		CONDIT	RD	81712003	ENSCH DONALD TRUSTEE	PO BOX 7152	VENTURA CA	93006-7152
		CONDIT	RD	81712004	PATEL PRAVIN M AND MANJULA P TRUSTEE &	14100 MURPHY AV	SAN MARTIN CA	95046-9581
	E	DUNNE	AV	81712010	JUSTINO GARY A ET AL	1880 DIANA AV	MORGAN HILL CA	95037-3349
	E	DUNNE	AV	81712011	CHINA BAY COMPANY INC ET AL	12 MIDDLEBURY LN	LOS ALTOS CA	94022-3513
		CONDIT	RD	81712013	CHINA BAY COMPANY INC ET AL	12 MIDDLEBURY LN	LOS ALTOS CA	94022-3513
		CONDIT	RD	81712017	MR. & MRS PAUL A. SIGONA	12020 OLD COACH RD	GILROY CA	95020-8829
16425		CONDIT	RD	81713020	PATEL CHANCHALBEN C AND CHHOTUBHAI B	2817 JUNIPER ST	SAN MATEO CA	94403-2742
16375		CONDIT	RD	81713021	NG BETTY TRUSTEE & ET AL	1835 FRANKLIN #903	SAN FRANCISCO CA	94109-3457
1075A		CONDIT	AV	81713022	NG BETTY TRUSTEE & ET AL	1835 FRANKLIN #903	SAN FRANCISCO CA	94109-3457
16275		CONDIT	RD	81713024	NGUYEN NHIE	10115 LANDSEER ST	TEMPLE CITY CA	91780
16195		CONDIT	RD	81713026	SCRIVANO RALPH	6104 MONTEREY RD	SAN JOSE CA	95138-1706
16175		CONDIT	RD	81713027	LIVE WIRE LLC	6410 CAMINO VERDE	SAN JOSE CA	95119
				81713033	OW UE C AND PATRICIA P	6588 ASHFIELD CT	SAN JOSE CA	95120-4502
16695		CONDIT	RD	81713034	ETCHEBARNE RAYMONDE	PO BOX 595	MORGAN HILL CA	95038-0595
16140		CONDIT	RD	81713035	OW UE C	6588 ASHFIELD CT	SAN JOSE CA	95120-4502
		HILL	RD	81720031	SANTA CLARA LAND TITLE CO	6155 ALMADEN EX UNIT 350	SAN JOSE CA	95120-2762
		TENNANT	AV	81720033	CHIALA KATHERINE ESTATE OF	19450 REDBERRY DR	LOS GATOS CA	95030-2928
		TENNANT	AV	81720034	GRANGER-AKIN SUE G	411 LAURENT ST	SANTA CRUZ CA	95060
		TENNANT	AV	81722022	CHIALA KATHERINE ESTATE OF & ET AL	2880 TENNANT AV	MORGAN HILL CA	95037-9514

		TENNANT	AV	81722024	CHIALA VITO AND KATHERINE ESTATE OF	2880 TENNANT AV	MORGAN HILL CA	95037-9514
16015		CAPUTO	DR	81729027	APARICIO RAMONA TRUSTEE & ET AL	1284 POKER FLAT PL	SAN JOSE CA	95120-1766
		SAN BENNITO	DR	81730050	BARRETT AVENUE PROPERTIES LLC	1955 HAYES LN	SAN MARTIN CA	95046-0000
				81731053	MONTAN INC	11625 MONTANA AV UNIT 219	LOS ANGELES CA	90049
16290		BARRETT	AV	81732044	CLEGHORN BAR ENTPRS II LLC	27370 JULIETTA LN	LOS ALTOS HILLS CA	94022-4326
16175		JACQUELINE	CT	81732045	CLEGHORN BAR ENTPRS LLC	27370 JULIETTA LN	LOS ALTOS HILLS CA	94022-4326
		BARRETT	AV	81733003	ODISHO PENOEIL ET AL	6623 WHITBOURNE DR	SAN JOSE CA	95120-4534
16300		FLAMING OAK	LN	81745013	GILCHRIST DAVID B AND HILDE D	16300 FLAMING OAK LN	MORGAN HILL CA	95037-6722
16380		FLAMING OAK	LN	81745017	COLLINS ANNA TRUSTEE	16380 FLAMING OAK LN	MORGAN HILL CA	95037-6722
		BARRETT	AV	81757001	E & H THIRD FMLY LTD PTSP	21009 SEVEN SPRINGS PKWY	CUPERTINO CA	95014
445		BARRETT	AV	81757008	MOLINARO ROBERT J AND CAROL E TRUSTEE	PO BOX 1048	PLEASANTON CA	94566-1048
		BARRETT	AV	81757009	CARLOTTO JOHN	22076 LIPPENCOTT CT	BURNEY CA	96013
		CORY	LN	81757011	SUTTER COURT DEVELOPMENT	777 N 1ST ST UNIT 5TH FLR	SAN JOSE CA	95112
		CORY	LN	81757012	SUTTER COURT DEVELOPMENT	777 N 1ST ST UNIT 5TH FLR	SAN JOSE CA	95112
16480		RAILROAD	AV	81758001	NAPA ASSOCIATES	900 E CAMPBELL AV UNIT 1	CAMPBELL CA	95008
340		SAN PEDRO	AV	81758011	MARGHERITA EUGENE AND JO ELLEN	2303 KIMBERLY CT	MORGAN HILL CA	95037-0000
620		SAN PEDRO	AV	81759060	HIGASHI HENRY T AND HISAKO TRUSTEE & ET	620 SAN PEDRO AV	MORGAN HILL CA	95037-5215
16675		NINA	LN	81760019	BOTROS ADEL M AND AMAL M	16675 NINA LN	MORGAN HILL CA	95037-5241
		SAN PEDRO	AV	81760031	BARRETT MARIE L TRUSTEE	810 SAN PEDRO AV	MORGAN HILL CA	95037-5218
				81760057	LAUREL OAKS LLC	15165 SYCAMORE	MORGAN HILL CA	95037-9619

				81760062	E & H 3RD FAM LP	10190 BRET AV	CUPERTINO CA	95014-3558
				81760063	E & H 3RD FAM LP	10190 BRET AV	CUPERTINO CA	95014-3558
				81760064	E & H 3RD FAM LP	10190 BRET AV	CUPERTINO CA	95014-3558
				81760065	E & H 3RD FAM LP	10190 BRET AV	CUPERTINO CA	95014-3558
				81760066	E & H 3RD FAM LP	10190 BRET AV	CUPERTINO CA	95014-3558
				81760067	E & H 3RD FAM LP	10190 BRET AV	CUPERTINO CA	95014-3558
16655		NINA	LN	81760068	DOAN DAO MINH ET AL	16655 NINA LN	MORGAN HILL CA	95037-5241
730		SAN PEDRO	AV	81760069	GIANCOLA TONY AND DOLORES A	2050 HALF RD	MORGAN HILL CA	95037-9365
16685		SAN RAMON	DR	81760070	GIANCOLA TONY AND DOLORES A	2050 HALF RD	MORGAN HILL CA	95037-9365
16440		HERNANDEZ	DR	81760071	SHAW DANIEL J AND	15700 WINCHESTER BL	LOS GATOS CA	95030
16420		HERNANDEZ	DR	81760072	SHAW DANIEL J AND	15700 WINCHESTER BL	LOS GATOS CA	95030
821		SAN VICENTE	CT	81760073	SHAW DANIEL J AND	15700 WINCHESTER BL	LOS GATOS CA	95030
831		SAN VICENTE	CT	81760074	SHAW DANIEL J AND	15700 WINCHESTER BL	LOS GATOS CA	95030
841		SAN VICENTE	CT	81760075	SHAW DANIEL J AND	15700 WINCHESTER BL	LOS GATOS CA	95030
				81760076	MH STERLING GRP LLC	16665 NINA LN	MORGAN HILL CA	95037-5241
2810		CANTOR	DR	81762074	NGUYEN THI AND DANG TAMMIE	2810 CANTOR DR	MORGAN HILL CA	95037-3954
2745		TORO VISTA	CT	81770005	CARRERA HOMES INC	P.O. BOX 1171	MORGAN HILL CA	95038
2785		TORO VISTA	CT	81770007	Steven Shapero	1026 Lakeview Way	Redwood City, CA	94062
2730		TORO VISTA	CT	81770016	KERR JEFFREY D AND DANA	2740 TORO VISTA CT	MORGAN HILL CA	95037-3947



CITY COUNCIL STAFF REPORT

MEETING DATE: JANUARY 14, 2004

CALIFORNIA PARK AND RECREATION SOCIETY FACILITY DESIGN AWARD FOR THE COMMUNITY & CULTURAL CENTER

RECOMMENDED ACTION(S): Receive the staff report on the award announcement and appoint representatives to attend the award events.

EXECUTIVE SUMMARY:

The City of Morgan Hill has been selected as a 2003 California Park & Recreation Society (CPRS) Award of Excellence winner in the category of Facility Design – Community Centers/Facilities for the Morgan Hill Community and Cultural Center in the population category of 20,001-50,000.

Agency awards will be presented at the CPRS Awards & Installation Banquet during the 56th Annual California and Pacific Southwest Recreation and Park Training Conference in Anaheim. The banquet will be held on Friday, March 12 at the Anaheim Hilton Hotel. Three city representatives may come up on stage to receive the award. There is a mandatory banquet rehearsal Friday afternoon after the “Best of The Best” conference session.

All Award of Excellence winners are automatically entered to compete for the “Creating Community Award of Distinction”, the highest agency award given by CPRS.

The Community and Cultural Center (CCC) will be included in the awards video shown at the Conference General Session on Thursday, March 11. There is an opportunity to showcase our winning award entry with a table-top display for the “Best of the Best” conference session. The session will be on Friday, March 11 from 1:45-3:00 p.m. Two representatives from the city may be present at the booth.

The application was submitted by Management Analyst Margarita Balagso who pointed out that the construction of the Community and Cultural Center addressed the community’s immediate need for a facility to serve as a venue for Morgan Hill’s community, recreational, cultural and social activities. Another winning component was the community process involved in providing input to the design and function of the facility.

Since the facility’s grand opening in December 2002, there have been 16 community-wide events held at the CCC. Events vary from a hands-on art event for children, a family summer concert series, a brew fest featuring local breweries, family movie night under the stars, and children’s magic shows at the Playhouse. Enrollment in classes has skyrocketed since the Center’s opening in December 2002. Participation in the 2003 Winter/Spring class session surpassed participation in Winter/Spring 2002 by 300%.

FISCAL IMPACT: Funding for the awards banquet and lodging will be covered by the Recreation & Community Services budget for conferences and meetings.

Agenda Item # 11

Prepared By:

**Manager, Recreation &
Community Services**

Submitted By:

City Manager